PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON APRIL 22, 2026 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 Michael Adamson

3. PLEDGE OF ALLEGIANCE

B. BUSINESS ITEMS

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

1. Waiver of Strict Compliance for Landscaping - Pastures Phase Three - 1265 West 1275 North - Troy and Craig Salmon - Administrative Decision
   Consider Waiver of Strict Compliance for Landscaping Plan as previously approved with the original Site Plan approval by the City for the Phase Three property site located at the south end of 1265 West 1275 North in the Pastures Site Plan project area.
2. Site Plan Amendment - Pastures Phase Three - 1265 West 1275 North - Commercial Development - Troy and Craig Salmon - Administrative Decision
   Consideration of Final Site Plan Amendment for Pastures Phase Three, located at approximately 1265 West 1275 North, amending the parking configuration, adding new outdoor storage area, and incorporating modifications to the landscaping plan by means of a potential waiver of strict compliance for landscaping.

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 - April 8, 2026
   Consideration of Planning Commission meeting minutes from April 8, 2026

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
4/22/2026

Item No. 1.
Title: Waiver of Strict Compliance for Landscaping - Pastures Phase Three - 1265 West 1275 North - Troy and Craig Salmon - Administrative Decision
Initiated By: Troy and Craig Salmon, Applicant
Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

Consider Waiver of Strict Compliance for Landscaping Plan as previously approved with the original Site Plan approval by the City for the Phase Three property site located at the south end of 1265 West 1275 North in the Pastures Site Plan project area.

RECOMMENDATION:

APPROVAL OF WAIVER OF STRICT COMPLIANCE REQUEST FOR LANDSCAPING IMPROVEMENTS, WITH CONDITIONS

BACKGROUND:

The city has received an application for a Site Plan Amendment for the Pastures Phase 3 approved site plan project located at 1265 W 1275 N, (Parcel No. 06-003-0056). The applicant is proposing six amendments, possibly seven, to the previously approved Amended Site Plan (by the Commission on December 8, 2021). These proposed amendments include:

1. Removal and modification of plantings along the west side of Building 3.
2. Removal of plantings along the east side of Building 3.
3. Removal of two parking lot trees along the east side of the Building 3 parking area.
4. Removal of two parking stalls and reconfiguration of the parking layout to accommodate truck storage along the east side of the property.
5. Replacement of the approved bio-meadow hydroseed area with xeriscape gravel landscaping.
6. Addition of a gravel parking and storage area on the east side of Building 3.
7. (Possibly) unidentified tree on approved plans, see next paragraph.

These alterations include the removal of 6 perennial plantings, the removal of 11 shrubs, and the addition of 5 grasses. See the Planting Schedule side by side in Exhibit D. I would also like to note that during prior approval the tree count on the Planting Schedule identified 6 trees, but 7 trees were identified on the Landscaping Plan sheet. On the proposed new Landscaping Plan, 6 tree counts are on the Planting Schedule and 6 trees are identified on the plans. So, this leads to the question of whether or not there is a tree count concern as compared to the previously approved Site Plan.

The original approval for this development happened in three phases. Phase 1 & 2 occurred with the original Site Plan application. The Pastures Phase 3 approval occurred following a separate Site Plan application consideration. Below is the history regarding Site Plan approvals for all phases of The Pastures development.

- The Pastures Final Site Plan was granted on April 25, 2012.
- The Pastures Final Site Plan Amendment was granted on April 9, 2014, see Exhibit J.
- The Pastures Phase 3 Conceptual Site Plan was granted on April 28, 2021, see Exhibit K.
- The Pastures Phase 3 Final Site Plan was tabled on October 27, 2021, see Exhibit L.
- The Pastures Phase 3 Final Site Plan was granted on December 8, 2021, see Exhibit M. The Final Site Plan for Phase Three was approved with the following conditions:

1. The Planning Commission approved the Parking Modification that allows a minimum of 117 parking stalls to be on site.
2. Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September 16, 2021.

Following consideration of the Waiver of Strict Compliance for Landscaping, the applicant desires to receive consideration regarding an amendment for the Pastures Phase 3 Final Site Plan. After receiving Amended Site Plan approval for Phase 3 of the project, a remediation bond was posted by the applicant on January 4th, 2022. More recently, the applicant has reached out to the City Engineer, requesting the bond, including for landscaping improvements, be released. Staff's site visit regarding the landscaping portion of the bond confirmed that the site was not compliant with the approved site plan and that the conditions for approval had not been met in November 2025, when the latest check was completed. Condition 2 for approval that has not been met states, "*Landscape and irrigation shall be installed as indicated on the Landscaping plan dated September 16, 2021."*

To date, $2,500 of that bond is still being held by the City. The 18-month installment date has passed as of 7/5/2023. Since the 2022 site plan amendment, the department has conducted 5 separate landscaping inspections, all of which have found the landscaping to be incomplete, as compared to the approved Landscaping Plan dated September 16, 2021.

The applicant called the city in November 2025 to figure out the path that they would need to take in order to get the bond release and to hopefully maintain the current state of the site, with the site landscaping modifications and deviations from the previously approved Landscaping Plan. Staff's direction, at that point, was to request a landscaping waiver, as per CZC 12.51.050, and to apply for a Final Site Plan Amendment request. The applicant has elected to apply for the landscaping waiver to receive approval of the onsite landscaping alterations that deviate from the previously approved landscaping elements. The applicant does not desire to install landscaping per the previously approved Landscaping Plan for the site. Should the Planning Commission choose to approve the landscaping waiver, the applicant has also applied for a Final Site Plan Amendment for Phase 3, which relies heavily on the approval of the Waiver of Strict Compliance for landscaping improvements on the Pastures Phase Three site project. This report will review the landscaping requirements not being met based on the approved Site Plan for Pastures Phase 3, the requested landscape waiver elements being requested by the applicant, and the proposed alternate Landscaping Plans submitted (see Exhibit B, sheet LS100).

As of April 17th, 2026, the site looks like the pictures provided in Exhibit R. The current site shows that the gravel storage area is already installed and that a portion of the area that was shown to be wetland grass is already xeriscaped with landscaping gravel. The landscaping gravel is located about 6 feet around the building with the rest of the wetland grass remaining undisturbed on site, per the original Plan. A lack of needed trees and shrubbery have been identified, as well as significant outdoor storage activities extending beyond the property boundaries, with property owner trailers, containers, and other items currently encroaching onto adjacent property owned by the Utah Department of Transportation to the east of the property owner's established property lines.

See Exhibit D and E for a side-by-side comparison of the plans and Staff's highlights regarding the proposed

landscaping waiver.

ATTACHMENTS:

1. 04.17.25 The Pasture Phase 3 - HSL - Staff Report [Final]
2. Exhibit A - Waiver of Strict Compliance
3. Exhibit B - 4.7.26 Pastures Phase 3 Plat Amendment Plan Set V5.1a
4. Exhibit C - 4.10.26 Checklist - (SP-A) Site Plan Amendment
5. Exhibit D - Side by Side comparison for Landscaping
6. Exhibit E - Approved Plantings vs Proposed Plantings Table
7. Exhibit F - Landscape Planting Photos
8. Exhibit G - 09-16-21 Pasture Landscape Plan
9. Exhibit G - 09-21-2021 The Pastures Updated Civil Plans
10. Exhibit H - Photos April 6th
11. Exhibit I - Original bond for landscaping and BMPs
12. Exhibit J - April 9 2014 PC Meeting Min
13. Exhibit J - April 9 2014 PC Meeting Staff Report
14. Exhibit K - April 28 2021 PC Meeting Min
15. Exhibit K - April 28 2021 PC Meeting Staff Report
16. Exhibit L - October 27 2021 PC Meeting Min
17. Exhibit L - October 27 2021 PC Meeting Staff Report
18. Exhibit M - December 8 2021 PC Meeting Min
19. Exhibit M - December 8, 2021 PC Meeting Staff Report
20. Exhibit M - Past Planning Comission Meetings Final Site Plan
21. Exhibit N - CZC 12.47.300 Table of Development Standards
22. Exhibit O - CZC 12.51.070 (b)
23. Exhibit P - CZC 12.51.110 Landscaping
24. Exhibit Q - CZC 12.68.050 SCCP Design Standards
25. Exhibit R - April 17th Photos

CENTERVILLE
18 UTAH 47
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

PASTURES PHASE THREE - LANDSCAPING WAIVER OF STRICT COMPLIANCE REQUEST

OWNER:	CRAIG SALMON
AGENT CONTACT:	TROY SALMON
PROPERTY:	1265 W 1275 NORTH
PARCEL:	06-003-0056
ACREAGE:	5.042 ACRES
ZONING:	SHORELANDS COMMERCE PARK (SCP)
APPLICATION:	WAIVER OF STRICT COMPLIANCE FOR LANDSCAPING PLAN
RECOMMENDATIONS:	APPROVAL OF WAIVER OF STRICT COMPLIANCE REQUEST FOR LANDSCAPING IMPROVEMENTS, WITH CONDITIONS

BACKGROUND

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Following consideration of the Waiver of Strict Compliance for Landscaping, the applicant desires to receive consideration regarding an amendment for the Pastures Phase 3 Final Site Plan. After receiving Site Plan approval for Phase 3 of the project, a remediation bond was posted by the applicant on January 4th, 2022. More recently, the applicant has reached out to the City Engineer, requesting the bond, including for landscaping improvements, be released. Staff's site visit regarding the landscaping portion of the bond confirmed that the site was not compliant with the approved site plan and that the conditions for approval had not been met in November 2025, when the latest check was completed. Condition 2 for approval that has not been met states, "*Landscape and irrigation shall be installed as indicated on the Landscaping plan dated September 16, 2021*."

To date, $2,500 of that bond is still being held by the City. The 18-month installment date has passed as of 7/5/2023. Since the 2022 site plan approval, the department has conducted 5

separate landscaping inspections, all of which have found the landscaping to be incomplete, as compared to the approved Landscaping Plan dated September 16, 2021.

The applicant called the city in November 2025 to figure out the path that they would need to take in order to get the bond release and to hopefully maintain the current state of the site, with the site landscaping modifications and deviations from the previously approved Landscaping Plan. Staff's direction, at that point, was to request a landscaping waiver, as per CZC 12.51.050, and to apply for a Final Site Plan Amendment request. The applicant has elected to apply for the landscaping waiver to receive approval of the onsite landscaping alterations that deviate from the previously approved landscaping elements. The applicant does not desire to install landscaping per the previously approved Landscaping Plan for the site. Should the Planning Commission choose to approve the landscaping waiver, the applicant has also applied for a Final Site Plan Amendment for Phase 3, which relies heavily on the approval of the Waiver of Strict Compliance for landscaping improvements on the Pastures Phase Three site project. This report will review the landscaping requirements not being met based on the approved Site Plan for Pastures Phase 3, the requested landscape waiver elements being requested by the applicant, and the proposed alternate Landscaping Plans submitted (see Exhibit B, sheet LS100).

As of April 17th, 2026, the site looks like the pictures provided in Exhibit R. The current site shows that the gravel storage area is already installed and that a portion of the area that was shown to be wetland grass is already xeriscaped with landscaping gravel. The landscaping gravel is located about 6 feet around the building with the rest of the wetland grass remaining undisturbed on site, per the original Plan. A lack of needed trees and shrubbery have been identified, as well as significant outdoor storage activities extending beyond the property boundaries, with property owner trailers, containers, and other items currently encroaching onto adjacent property owned by the Utah Department of Transportation to the east of the property owner's established property lines.

See Exhibit D and E for a side-by-side comparison of the plans and Staff's highlights regarding the proposed landscaping waiver.

CODE REQUIREMENTS REVIEW & ANALYSIS

The Planning Commission consideration for this waiver of strict compliance request is tied to CZC 12.51.090 Substitute Plan Materials, which states:

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the Planning Commission in accordance with procedures and requirements applicable to the original approval.

For a Waiver of Strict Compliance to be approved there is a list of findings that need to be met by Planning Commission consideration, per CZC 12.51.050(c):

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

1) *Preserves the intent of this Chapter and the provision for which a waiver is authorized;*
2) *The granting of a waiver will not result in an adverse impact on surrounding properties; an*
3) *(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or*

alternate measures proposed by the applicant; or (B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

Staff Response:
1) Staff believe that the application will preserve the intent of this Chapter and that the provisions for this waiver approval would be authorized if the proposed modifications to The Pastures Phase 3 Final Site Plan were approved by the Commission.

2) Staff believe the granting of a waiver will not result in an adverse impact on the surrounding properties. The following property owners have had access to public hearing information, and no response has been submitted to the City so far.

UTAH DEPARTMENT OF TRANSPORTATION	No response
HILLCREST INVESTMENT COMPANY A LIMITED PARTNERSHIP	No response
STEJE LIMITED LIABILITY PARTNERSHIP	No response
LEGACY LANDS INVESTMENTS LLC	No response
SOUTH DAVIS SEWER DISTRICT	No response

Additionally, during the City review, the City Engineer requested that a drainage plan need to be added to the documents that show the detention and retention calculations. These calculations indicated that the drainage was not altered to a point of significance. Therefore, the proposed site plan would not affect the wetlands that are located just south of the building.

3) Staff believe that the strict application of the provision in question is NOT unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant. The landscaping that was requested is not outrageous nor is it impossible for the applicant to achieve. Sticking to the Landscaping Plan that was approved was one possibility out of many that could have been designed by a certified landscape architect.

Shorelands Commerce Park Design Standards 12.68.050(d)

(d) Landscaping. Landscaping is to be used to enhance the natural shoreland environment and soften the transitions between the built and natural areas.

1) *All pervious surface areas shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 25% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in areas designated as landscaping.*

Staff Response: Met, tentatively. On sheet LS100 in Exhibit B you will see a tabulation table of the current site tabulations and of the approved site tabulation. The table has been verified that it is the same tabulation as the approval Final Site Plan for Pastures Phase 3. Based on this approval and the meeting minutes for the Planning Commission on December 8th, 2021, these tabulations meet the Shoreland Commerce Park Design standards of that approval date. The Shorelands Commerce Park Design Standards portion of the City Zoning Code has not been amended since then. The Proposed Landscaping Plans tabulation table shows an increase in landscaping and a decrease in hardscaping. Staff does not see how these calculations are being measured, however, the plans are required to be submitted as true and correct numbers. Therefore, the tabulation table meets the required hardscaping requirements of the zone.

CZC 12.21.040 General Requirements Accurate Information. All documents, plans, reports, studies and information provided to the City by an applicant in accordance with the requirements of this Title shall be accurate and complete. Submission of inaccurate or incomplete information in connection with any application shall be grounds for denial of a pending application or revocation of an approved application.

Original Site Plan Data Tabulation

SITE DATA TABULATION	
DAVIS COUNTY PARCEL #'s	06-003-0056
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	98,000 SQ. FT. 44.56%
TOTAL LANDSCAPE	62,790 SQ. FT. 28.55%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

Proposed Site Plan Data Tabulation

SITE DATA TABULATION	
DAVIS COUNTY PARCEL #'s	06-003-0056
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	96,659 SQ. FT. 43.94%
TOTAL LANDSCAPE	64,131 SQ. FT. 29.16%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

2) *The landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans shall consider the context of the shoreland environment and its unique contribution to the character of the community.*

3)

Staff Response: Met. The submitted plans are consistent with the existing landscaping on the site, and the surrounding area is similarly sparse in vegetation.

Staff also notes that the Shoreland Commerce Park zoning may warrant future updates, as the current landscaping requirements do not appear to fully align with or achieve the broader goals envisioned for the area.

4) *The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space areas. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.*

   Staff Response: Met. Sheet AS100 shows sidewalks for the whole Pastures Site Plan. There are no sidewalks on the roads, so the pedestrian circulation is very limited in this area.

5) *Developed area landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the shoreland environment. Large areas of annuals and/or bright colors shall be avoided*

   Staff Response: Met. The proposed plantings are Karl Forester Grass and Ornamental Pear Tree (see Exhibit F). Both are present along the biking trails and meet recommended plantings suggestions by Utah State University.

6) *Trees and evergreens shall be used sparingly to ensure that the open, grassy character of the shoreland area is maintained. However, trees and evergreens are encouraged for areas needing shading, screening, and privacy.*

   Staff Report: Met. While the current Landscaping Plan does not provide any evergreen trees, there is outdoor storage that should be screened. This could be a possible solution. However, evergreen trees are not required nor recommended. It is a possibility for the applicant to use this type of tree for screening purposes.

7) *Natural areas shall primarily consist of or be enhanced with native or local climate shrubs, perennials, and ornamental grasses. Plants with potential to become invasive weeds in natural areas shall be prohibited.*

   Staff Response: Met. The proposed plantings are Karl Forester Grass and Ornamental Pear Tree see Exhibit F. Both are present along the biking trails and meet recommended planting suggestions by Utah State University.

8) *Non-linear transition areas between the developed and natural areas shall be created and intermingled with the various styles and plant species to soften the appearance of any transition line.*

   Staff Response: Met, tentatively. The proposed Site Plan Amendment does show fewer land plantings along the east side of the building and west side of the building than the previously approved Landscaping Plan. On the east side of the building, there is a newly proposed outdoor storage, that staff recommends screening for, in

complying with standards found in the landscaping standards for the SCP zone. So, this removal of landscaping should be allowed to be replaced by the applicant instead now meeting the screening standards of the zone. The west side of the building faces the Utah Department of Transportation Maintenance Shed. This area has sparce screening as well. However, the south face of the building faces the highway and a wetland. No new landscape plantings are identified. The south side landscape plantings are consistent with the previously approved Site Plan; however, it is noted here for Planning Commission awareness. The additional hesitation that staff has is that the previously approved Site Plan identifies Bio Meadow Hydroseed grass, as the ground material for the landscaped area. And the proposed Amended Site Plan identifies Xeriscape Landscape Gravel as the alternative ground material for this same landscaped area. The proposed Landscape Plan is not as seamless as a transition in ground material use in matching up with an alternative planting from the previously approved Site Plan. The Planning Commission should consider the impact of this modification as part of its overall decision regarding this request.

9) *The landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All utility lines shall be placed underground to minimize their impact on the shoreland environment. Easements above the underground utilities may be incorporated into the overall landscape plan as pedestrian pathways. Proper landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.*

   Staff Response: Met. All utilities are below ground; utility boxes are also screened.

10) *Landscaped areas shall be prepared with slopes suitable with their natural surroundings to encourage healthy plant growth and proper drainage.*

   Staff Response: Met. The site is relatively flat, and grading or slope is not a significant factor affecting plant health or drainage. The limited extent of landscaping is consistent with the Shorelands design standards, which restrict the type and amount of landscaping that can be installed in this area. While typical commercial and industrial developments are subject to more robust landscaping requirements, the Shorelands zoning district allows for a more minimal approach, which is reflected in the proposed plan.

11) *Water elements, walls, landscape boulders, and other landscaping features shall be used in a natural looking manner to complement the appearance of the shoreland environment.*

   Staff Response: Met, tentatively. The building façade, signs, and accents of the existing on site structure is the building that currently best meets the Shorelands Commerce Park area designs standards. The architecture standards employed on this building are what the City seems to have intended the Shorelands Commerce Park area to look like. The outdoor storage and lack of screening, however, is less in alignment with Shorelands Commerce Park design standards. There now should be screening

established for outdoor storage areas. The screening should reflect the fencing and walls standards in CZC 12.68.050 (f) (see Exhibit Q as well as CZC 12.68.050 (a & b)), which states: *"The architectural building design shall consider the visual relationship to the Legacy Parkway, the local street accesses, and pedestrian pathways, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view."*

STAFF REVIEW RECOMMENDATION

Based on the above analysis, there are notable landscaping alterations to the type of landscape plantings and the overall Landscape Plan for the Pastures Phase 3 Site Plan. The alterations to landscaping ground surface are also a dramatic difference, and there is screening that should be installed for the outdoor storage areas. To work with the applicant, staff recommends the approval of this waiver of strict compliance application with the conditions set forth below. Staff also recommends that modifications to the Pastures Phase 3 Amended Final Site Plan be made in conjunction with this Waiver of Strict Compliance for Landscaping application, in order to address the screening and landscaping impacts surrounding the newer outdoor storage area shown on the Amended Site Plan.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed Waiver of Strict Compliance for landscaping 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 request for the Waiver of Strict Compliance for the updated Landscaping Plan associated with the Pastures Phase 3 Final Site Plan, contingent on the following conditions for approval:

1. *This amendment shall apply only to the property located at 1231 N 1300 W, parcel number 06-416-0001;*
2. *The property owner shall install the required landscaping as submitted on the updated Landscaping Plan;*
3. *Landscaping shall be installed according to accepted nursery practices;*
4. *Such landscaping bond shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan approval;*
5. *The developer or property owner shall warrant that completed landscaping complies with the approved Landscape Plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period;*

6. *Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation;*
7. *Landscape areas, including park strips, shall be maintained in a healthy, neat and orderly condition as follows:*
    i. *Landscaped areas shall be free of weeds and litter;*
    ii. *Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;*
    iii. *The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season; and*
    iv. *Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition;*
8. *The property owner shall install screening measures as recommended by staff in the Pastures Phase 3 Amended Final Site Plan and as further outlined in CZC 12.68.050;*

Suggested Reasons for the Action (Findings):

1. *The landscaping waiver of strict compliance still preserves the intent of this Chapter and the provision for which a waiver is authorized; [12.51.050 (c)(1)]*
2. *The landscaping waiver of strict compliance will not result in an adverse impact on surrounding properties;[12.51.050 (c)(2)] and*
3. *The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant. [12.51.050 (c)(3)(A)]*
4. *Therefore, the revised Landscaping Plan has met all the criteria for the Planning Commission to approve a waiver of strict compliance.*

#2 – TABLE

"I hereby make a motion for the Planning Commission to TABLE the request for the Waiver of Strict Compliance for the updated Landscaping Plan associated with the Pastures Phase 3 Final Site Plan, until such time as _____."

#3 – DENY

"I hereby make a motion for the Planning Commission to DENY the request for the Waiver of Strict Compliance for the updated Landscaping Plan associated with the Pastures Phase 3 Final Site Plan, with the following findings for action:

Suggested Reasons for the Action (Findings):

1. *The landscaping waiver of strict compliance does not preserves the intent of this Chapter and the provision for which a waiver is authorized; [12.51.050 (c)(1)]*
2. *The landscaping waiver of strict compliance does not result in an adverse impact on surrounding properties;[12.51.050 (c)(2)] and*

3. *The strict application of the provision in question is reasonable or necessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant. [12.51.050 (c)(3)(A)]*
4. *Therefore, the revised Landscaping Plan has not met all the criteria for the Planning Commission to approve a waiver of strict compliance.*

Date: 02/26/2026
Property: 06-003-0056
From: Craig Salmon

Subject: 12.51.050 Waiver of Strict Compliance

Proposed Waiver:

The proposal is to remove the meadow grass specified in the original landscape design and substitute it with landscape rock/gravel.

Grounds for Request:

1. **Water Conservation:** This modification is projected to reduce water consumption by 80%.
2. **Maintenance Reduction:** Maintenance requirements will be reduced by an estimated 80%.
3. **Invasive Species Control:** The change will aid in the reduction of the invasive species *Phragmites australis*.

Meeting the Intent of the Code:

1. **Aesthetic Consistency:** The proposed aesthetics will more closely align with the intent of the current zoning regulations and surrounding properties. The total number of plants will be maintained, thereby meeting the intent of the original design.
2. **Impact on Neighboring Properties:** This alteration is not anticipated to adversely affect adjacent properties, as the proposed landscape is consistent with properties directly to the west within the same zone.

Regards,

Craig Salmon

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR: PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Parcel # 06-003-0056

REVISION SET

04/07/2026

APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- ACCESSIBILITY: 2018 INTERNATIONAL BUILDING CODE (ICC/ANSI A117.1-2009)

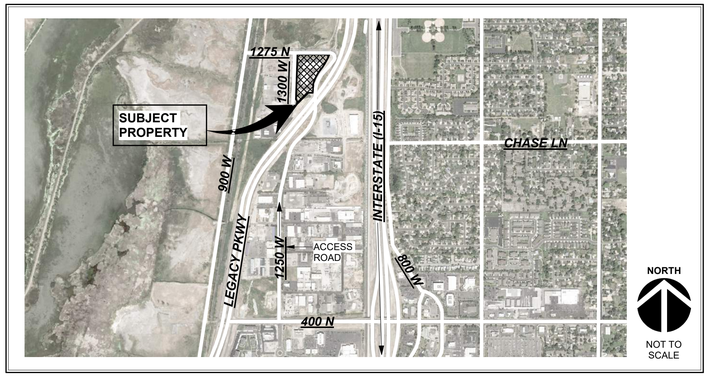
PHASING NARRATIVE:

PHASE 3 WILL CONSIST OF THE CONSTRUCTION OF "BUILDING 3", REQUIRED GRADING & PAVING AND ASSOCIATED UTILITIES AS SHOWN ON THE PLANS.

DEFERRED SUBMITTAL

1. FIRE SUPPRESSION SYSTEM AND FIRE ALARM SYSTEM DESIGN DRAWINGS SHALL BE PROVIDED PRIOR TO INSTALLATION AND SHALL BE GIVEN TO CENTERVILLE CITY.
2. STEEL FABRICATION FINAL CERTIFICATE SHALL BE PROVIDED UPON COMPLETION (IBC 1704.2.5.2).
3. NFRC CERTIFICATE SHALL BE SUBMITTED AS PART OF THEIR CERTIFICATE OF OCCUPANCY REQUIREMENT.

VICINITY MAP



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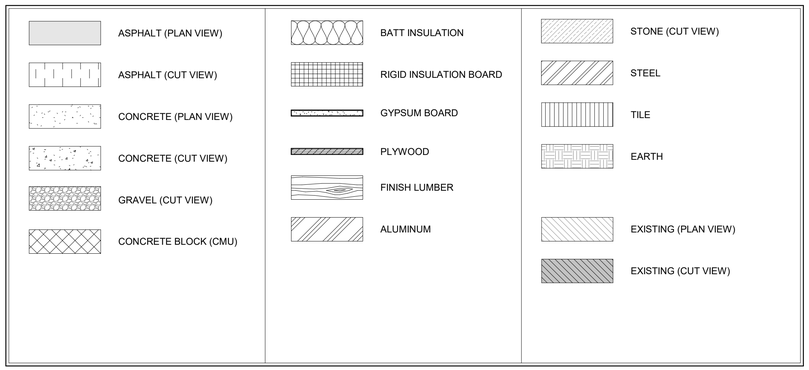
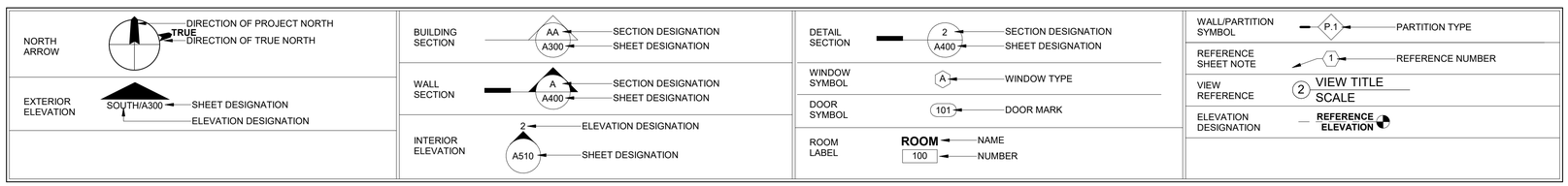


STANDARD SYMBOLS



SHEET INFORMATION

DRAWING INDEX

SHEET NO	SHEET NAME
000 - GENERAL	
000	COVER SHEET / GENERAL INFO
100 - LIFE SAFETY	
G100	BUILDING LIFE SAFETY PLAN
200 - CIVIL	
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN
300 - SITE	
AS100	ARCHITECTURAL SITE PLAN
400 - LANDSCAPING	
LS100	LANDSCAPE PLAN
500 - ARCHITECTURAL	
A100	ARCHITECTURAL FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A120	ROOF PLANS
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A400	WALL SECTIONS
A600	DOOR SCHEDULE & DETAILS
A620	WINDOW SCHEDULE & DETAILS
A701	REFLECTED CEILING PLAN
600 - STRUCTURAL	
S0.0	GENERAL STRUCTURAL NOTES
S0.1	GENERAL STRUCTURAL NOTES
S101	FOOTING & FOUNDATION
S102	ROOF FRAMING PLAN
S400	TIMBER ENTRY DETAIL
S501	FOOTING & FOUNDATION DETAILS
S502	FOOTING & FOUNDATION DETAILS
S503	ROOF DETAILS
S504	ROOF DETAILS
S600	SCHEDULES
S601	SCHEDULES
700 - MECHANICAL	
M000	HVAC TITLE SHEET
M101	HVAC PLAN
M102	HVAC ISOMETRIC DIAGRAM
M103	MECHANICAL SCHEDULES & DETAILS
800 - PLUMBING	
P000	PLUMBING TITLE SHEET
P101	PLUMBING PLANS
P102	GAS PLAN
P103	PLUMBING RISERS
P104	PLUMBING DETAILS
900 - ELECTRICAL	
E1.0	ELECTRICAL SITE PLAN
E1.0B	PHOTOMETRIC SITE LIGHTING PLAN
E1.1	POWER AND LIGHTING PLAN
E2.1	ONELINE, NOTES AND DETAILS
E2.2	SCHEDULES AND NOTES

TOTAL SHEETS: 45

2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

Print Full Scale on Sheet Size: 24" x 36"

CONTACT INFORMATION:

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1230 NORTH 1300 WEST, SUITE 5
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Email: Troy@SalmonHVAC.com

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Phone: (801) 298-2236

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Phone: (801) 397-0030

ELECTRICAL DESIGN - Terry Robertson:

SALMON ELECTRICAL CONTRACTOR
1778 WEST 1180 SOUTH
WOODS CROSS, UT 84087
Phone: (801) 292-3444

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS

NO.	DATE	DESCRIPTION
1	04/07/26	REVISION SET
0	12/22/21	BUILDING PERMIT SET

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

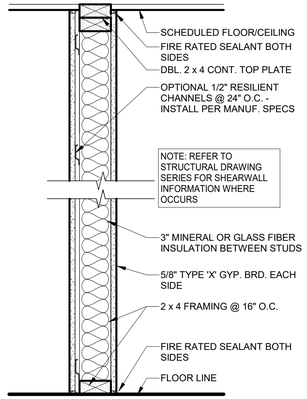
1265 W 1275 N - CENTERVILLE, UT

Sheet Title: COVER SHEET / GENERAL INFO

Project Number	
Date	04/07/26
Drawn By	
Checked By	

Sheet Number: 000 (000)

Scale: As indicated



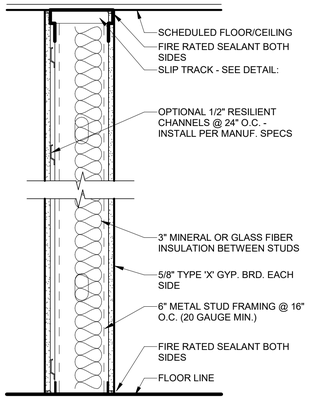
TYPICAL 1-HR RATED, BEARING, INTERIOR PARTITION

2 x 6 WALL FRAMING AT **P.1A**

PARTITION TYPE: P.1

1HR RATED, BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0" UL DESIGN NO.: U337



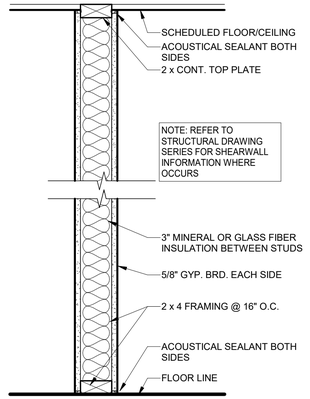
TYPICAL 1-HR RATED, NON-BEARING, INTERIOR PARTITION

3 5/8" METAL STUD WALL FRAMING AT **P.2**

PARTITION TYPE: P.2 / P.2A

1HR RATED, NON-BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0" UL DESIGN NO.: U465



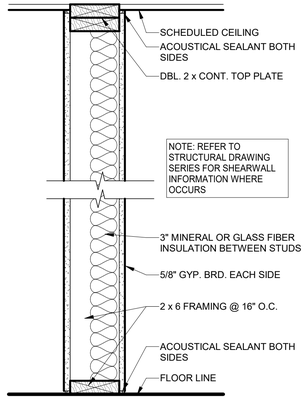
TYPICAL NON-RATED, NON-BEARING, INTERIOR PARTITION

2 x 6 WALL FRAMING AT **P.6A**

PARTITION TYPE: P.6 / P.6A

NON-RATED, NON-BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0"



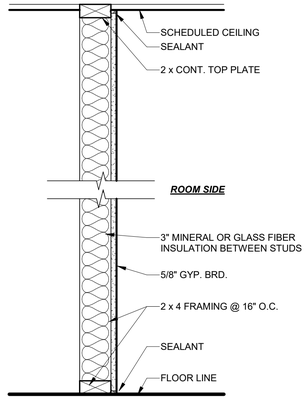
TYPICAL NON-RATED, BEARING, INTERIOR PARTITION

2 x 4 WALL FRAMING AT **P.7**

PARTITION TYPE: P.7 / P.7A

NON-RATED, BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0"



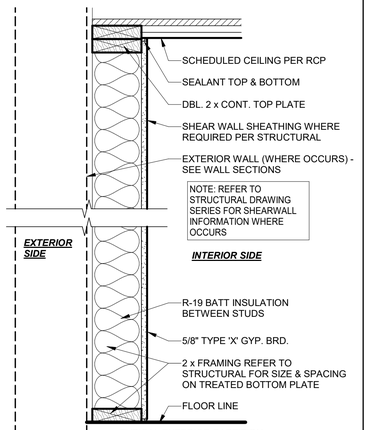
TYPICAL FURRING PARTITION

NO INSULATION AT **P.8B**

PARTITION TYPE: P.8

NON-RATED, NON-BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0"



TYPICAL EXTERIOR PARTITION

2 x 4 WALL FRAMING AT **P.11A**

PARTITION TYPE: P.11A

NON-RATED, BEARING, EXTERIOR SHEAR PARTITION

SCALE: 1 1/2" = 1'-0"

GENERAL NOTES - ASSEMBLIES

A1	GYPSUM BOARD AT MOIST/WET AREAS OR CONDITIONS TO BE MOISTURE/MOLD RESISTANT (INCLUDING WALLS AT SHOWER AND SINK)
A2	2 x SILL PLATE ADJACENT TO MOIST/WET SURFACE TO BE TREATED
A3	PROVIDE BLOCKING AS NECESSARY FOR SUPPORT
A4	REFERENCE STRUCTURAL DRAWINGS AND NOTES FOR VERIFICATION OF STUD SIZES & SPACING
A5	REFERENCE STRUCTURAL DRAWINGS AND NOTES FOR SHEARWALL MATERIAL & LOCATIONS
A6	PROVIDE 2 x SOLID WOOD BLOCKING @ 10'-0" (MAX.) VERTICALLY & HORIZONTALLY
A7	AT LOCATION WHERE WALLS DON'T ALIGN (DUE TO SHEARWALL, ETC.) PROVIDE EXTRA GYP. BOARD WHERE NECESSARY TO FLUSH AND ALIGN FULL LENGTH OF WALL
A8	DO NOT PLACE ANY TYPE OF RECEPTACLE BOX (ELECTRICAL, CATV, TELEPHONE, ETC.) BACK-TO-BACK WITHIN WALLS. ANY RECEPTACLE BOXES IN WALLS LESS THAN 24" APART REQUIRE BOTH BOXES TO BE PROTECTED BY PUTTY PADS & CONT. FIRE-RATED ACOUSTICAL SEALANT AROUND PERIMETER OF BOX. SEE DETAILS ON THIS SHEET.
A9	INSTALL CONTINUOUS ACOUSTICAL SEALANT AROUND THE PERIMETER OF ALL SOUND-RATED INSULATED PARTITIONS SUCH AS DEMISING WALLS, AROUND THE PERIMETER OF EXTERIOR WALLS, AND AROUND ALL WALL PENETRATIONS, INCL. PIPES, RECEPTACLE BOXES, SWITCHES, DUCTS, ETC. THROUGH SUCH WALLS.
A10	INSTALL CONTINUOUS ACOUSTICAL SEALANT AROUND THE PERIMETER CEILING ASSEMBLIES AND THE PERIMETER OF ALL PENETRATIONS THROUGH CEILING ASSEMBLIES INCLUDING PIPES, DUCTS, RECESSED CAN LIGHT FIXTURES, J-BOXES, ETC.
A11	INSTALL UL-CLASSIFIED FIRESTOPPING AROUND THE PERIMETER, AND AT PENETRATIONS THROUGH ALL RATED WALL ASSEMBLIES. THE RATING OF THE FIRE STOP SYSTEM SHALL MATCH THE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. SUCH ASSEMBLIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: CHASES, DEMISING WALLS. ALL FIRESTOPPING MATERIALS SHALL BE NON-COMBUSTIBLE AND MEET THE REQUIRMENTS OF THE INTERNATIONAL BUILDING CODE.
A12	SEAL ALL PENETRATIONS THROUGH EXTERIOR WALL WITH EITHER SILICONE SEALANT OR EXPANDING FOAM SEALANT.

PARTITION ASSEMBLIES

GOVERNING CODES & ANALYSIS NOTES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ASHRAE STANDARD 90.1-2013 (ENERGY)
2018 INTERNATIONAL FIRE CODES
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY: 2018 INTERNATIONAL BUILDING CODE (ICC/ANSI A117.1-2009)

JURISDICTION:	CENTERVILLE CITY, DAVIS COUNTY, UTAH
ZONE:	SHORELAND COMMERCE PARK (SCP)
BUILDING TYPE OF CONSTRUCTION PER TABLE 601:	III-B; w/ AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.1.1
PRIMARY OCCUPANCY CLASSIFICATION PER SECTION 302:	GROUP B (BUSINESS)
'GROUP B' ALLOWABLE HEIGHT & AREA PER SECTION 504 & 506:	75'; 4 STORIES; 76,000 SF
'GROUP B' HEIGHT & AREA PROPOSED:	1 STORY, 28'-0" FT; **7,448 SF** FLOOR AREA
BUILDING TOTAL GROSS AREA:	7,859 SF
TENANT SEPARATION PER TABLE 508.4:	TO BE DETERMINED DURING TI PHASE
ROOFTOP ACCESS IS AVAILABLE VIA THE FIRE RISER ROOM FOR SERVICING OF ROOFTOP MECHANICAL UNITS	
OCCUPANT LOAD FACTOR PER TABLE 1004.5:	150 GROSS (SEE OCCUPANCY SCHEDULE)
BUSINESS: 7,448 SQ. FT. / 150	50 OCC.
EXIT WIDTH PER SECTION 1005.3.2 (50 OCC x 0.2):	10" REQUIRED
TOTAL EXIT WIDTH PROVIDED @ (4) DOORS:	136" - SEE PLAN
MAX. COMMON PATH OF EGRESS PER TABLE 1006.2.1:	100' FOR GROUP B w/ SPRINKLER
ACTUAL COMMON PATH OF EGRESS (AT MAX.):	**36'** @ CP-1*
EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2:	300' FOR GROUP B w/ SPRINKLER
ACTUAL ACCESS TRAVEL DISTANCE (AT MIN.):	**80'** @ CP-1 + TD-1*

* = ACTUAL PATH AND DISTANCES TO BE DETERMINED DURING TI PHASE

PARTITION ASSEMBLIES

OCCUPANCY SCHEDULE

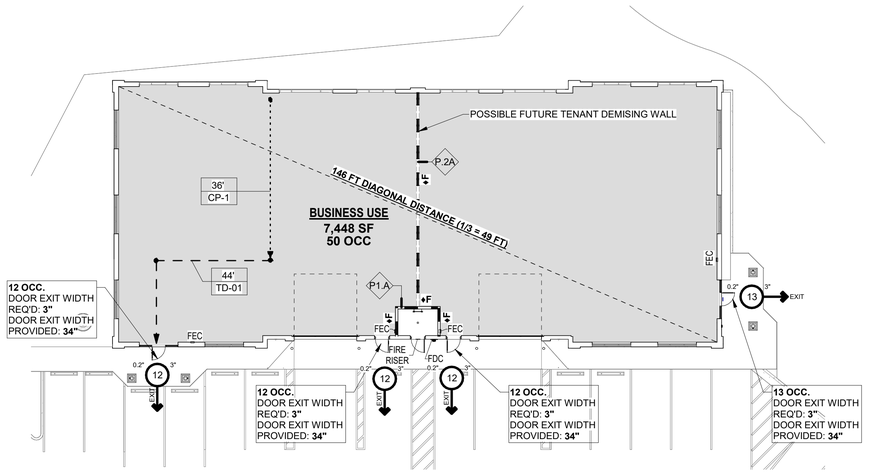
FUNCTION OF SPACE	AREA	OCCUPANCY LOAD FACTOR	DESIGN OCCUPANT LOAD	FIXED SEATING	FIXED SEATING OCCUPANT LOAD	TOTAL REQ'D DOOR WIDTH (INCHES)	TOTAL REQ'D STAIR WIDTH (INCHES)
1st FLOOR							
BUSINESS USE	7,448 SF	150	50	No		10	15
Grand total	7,448 SF		50			10	

LIFE SAFETY LEGEND

70' / TD-1a	PATH DISTANCE / EGRESS PATH ID
	EXIT ACCESS = < 300' IN SPRINKLERED BLDG PER IBC 1017.2
70' / CP-1	PATH DISTANCE / EGRESS PATH ID
	COMMON PATH OF EGRESS = < 100' IN SPRINKLERED BLDG PER IBC 1006.2.1
P.1	PARTITION TYPE - SEE FLOOR PLANS & THIS SHEET
EXIT	TACTILE EXIT SIGN PER IBC1013.4 AND COMPLYING WITH ICC A117.1 - SEE: **703 / G002**
SUITE A	4" HIGH PREMISES INDENTIFICATION PER IFC 505.1
FIRE RISER	FIRE RISER DOOR SIGN - SEE: **4 / A101**
FEC	RECESSED FIRE EXTINGUISHER CABINET
FEC	SURFACE MOUNTED FIRE EXTINGUISHER CABINET

FIRE-RATED PARTITION LEGEND

GRAPHIC	DESCRIPTION	SYMBOL
	NON-RATED WALLS	-
	FIRE RESISTIVE RATED WALLS, 1-HOUR	♦F
	FIRE RESISTIVE RATED WALLS, 2-HOUR	♦♦F
	FIRE-RATED, SMOKE BARRIER WALLS, 1-HOUR	♦S



1 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

Realize structural engineering inc
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

Print Full Scale on Sheet Size: **24" x 36"**

CONTACT INFORMATION:

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CIVIL ENGINEER - Scott Argyle:

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STRUCTURAL ENGINEER - Russell Merrill:

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PLUMBING DESIGN - Troy Salmon:

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CENTERVILLE, UT 84014
Phone: (801) 397-0030

ELECTRICAL DESIGN - Terry Robertson:

SALMON ELECTRICAL CONTRACTOR
1778 WEST 1180 SOUTH
WOODS CROSS, UT 84087
Phone: (801) 292-3444

REVISIONS		
1	01/15/22	CITY COMMENTS
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
Jun Khaysavang
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: BUILDING LIFE SAFETY PLAN

Project Number	
Date	04/07/26
Drawn By	
Checked By	

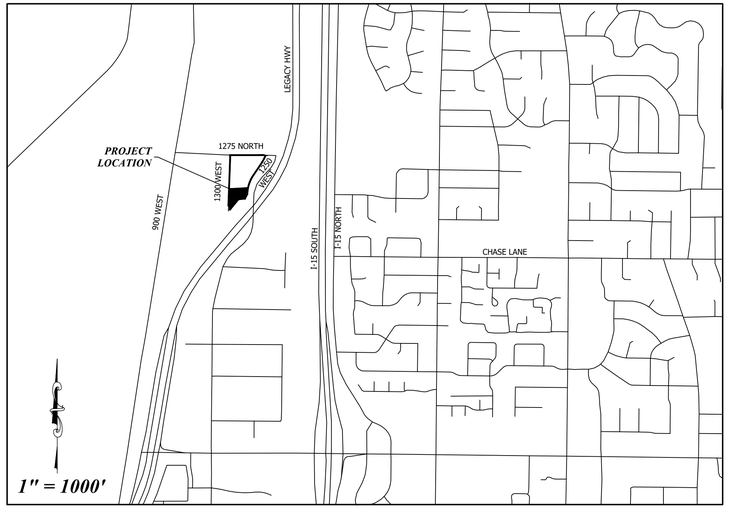
Sheet Number: G100 G100

Scale As indicated

THE PASTURE: PHASE 3 AMENDED

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN
LS100	LANDSCAPE PLAN

BENCHMARK **TOP OF GRATE**
ELEVATION **4217.42'**

H:\1900\1943001\D_PRODUCTION\Civil\04_Plan Set

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

REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

REV #	BY	DATE
1	CSA	01/16/2026
2	CSA	03/05/2026
3		04/07/2026

CIVIL	CSA
SURVEY	JRC
ENGINEER	STA

THE PASTURE: PHASE 3 AMENDED

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

1943001

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - CENTERVILLE CITY
    SEWER - CENTERVILLE CITY
    STORM DRAIN - CENTERVILLE CITY
    IRRIGATION - CENTERVILLE CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
    - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
    - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
    - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
    - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
⊠30.82 — 30.82 EXISTING SPOT ELEVATION
⊠30.82 — 30.82 PROPOSED SPOT ELEVATION
GRADE DOWNWARD GRADE
(4258) EXISTING INDEX CONTOUR
EXISTING MINOR CONTOUR
4258 PROPOSED CONTOUR
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
+LIGHT PROPOSED CURB & GUTTER
+PWR ADA PARKING
+TEL STREET LIGHT
+UTIL +LIGHT LIGHT POLE
+PWR POWER POLE
+TEL TELEPHONE POLE
+UTIL UTILITY POLE
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
EXISTING FIBER OPTIC
PROPOSED FIBER OPTIC
EXISTING NATURAL GAS
PROPOSED NATURAL GAS
EXISTING POWER
PROPOSED POWER
EXISTING OVERHEAD POWER
PROPOSED OVERHEAD POWER
EXISTING UNDERGROUND POWER
PROPOSED UNDERGROUND POWER
EXISTING TELEPHONE
PROPOSED TELEPHONE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING FIRE PROTECTION
PROPOSED FIRE PROTECTION
WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING SEWER LINE
PROPOSED SEWER LINE
SEWER MANHOLE
EXISTING LAND DRAIN
PROPOSED LAND DRAIN
LAND DRAIN MANHOLE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRADE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

POWER
TELEPHONE & TV
GAS
SEWER
WATER
IRRIGATION

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REGISTERED PROFESSIONAL ENGINEER — 04/07/2026 — No.189586 — SCOTT T. ARGYLE — STATE OF UTAH

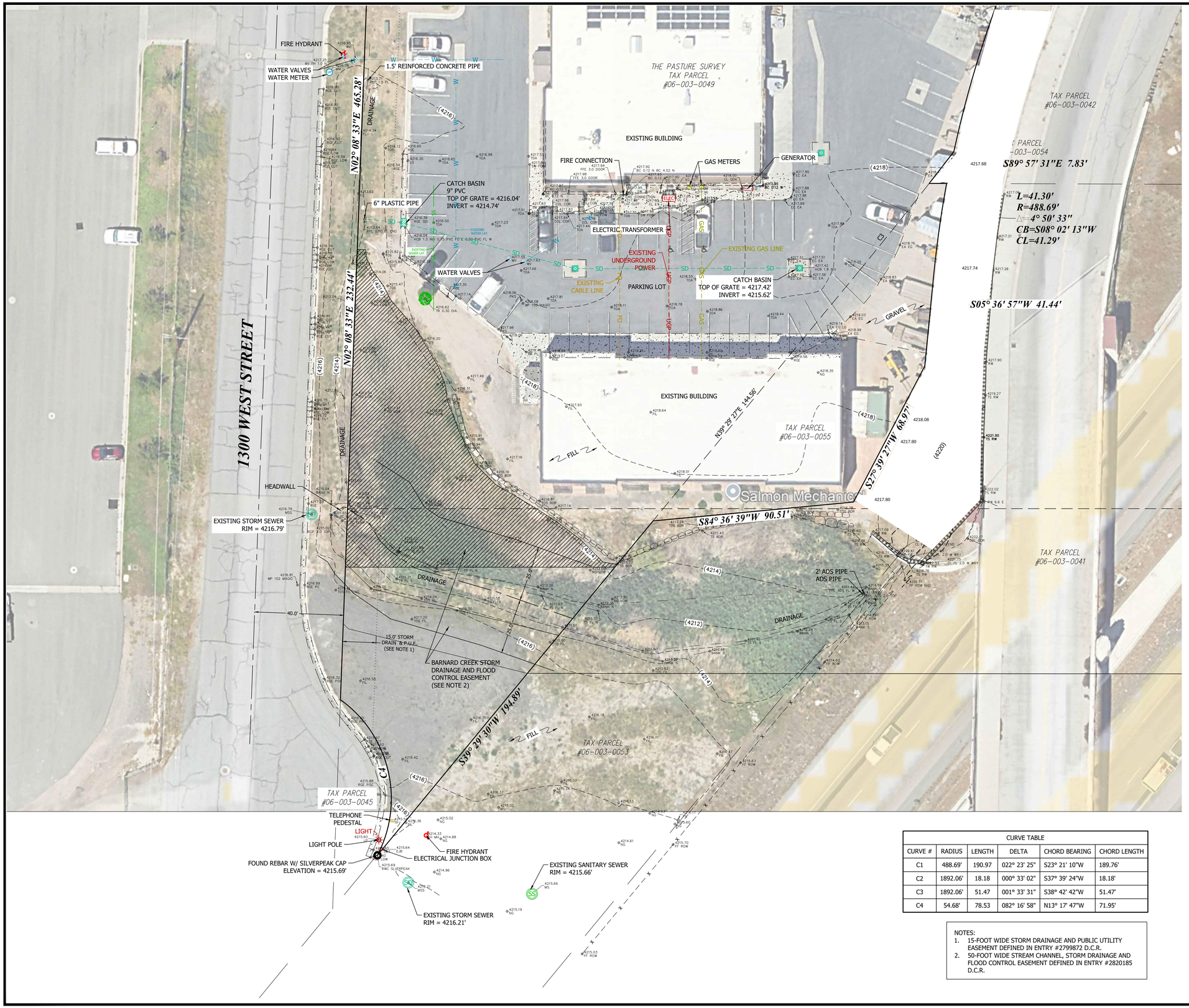
Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: :
Email: troy@salmonhvac.com

THE PASTURE: PHASE 3 AMENDED
1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: CSA
APPROVED: STA
PROJECT #: 1943001
SITE 1943001 26-01-16.dwg

C101
NOTES & LEGEND



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

NOTES:
1. 15-FOOT WIDE STORM DRAINAGE AND PUBLIC UTILITY EASEMENT DEFINED IN ENTRY #2799872 D.C.R.
2. 50-FOOT WIDE STREAM CHANNEL, STORM DRAINAGE AND FLOOD CONTROL EASEMENT DEFINED IN ENTRY #2820185 D.C.R.

20 0 20 40 60

SCALE: 1" = 20'

TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- WIRE FENCE LINE
- WATER LINE (W)
- FLOW LINE
- EARTHEN BANK
- STORM DRAIN LINE (SD)
- PARKING
- RETAINING WALL
- ROCK WALL

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REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

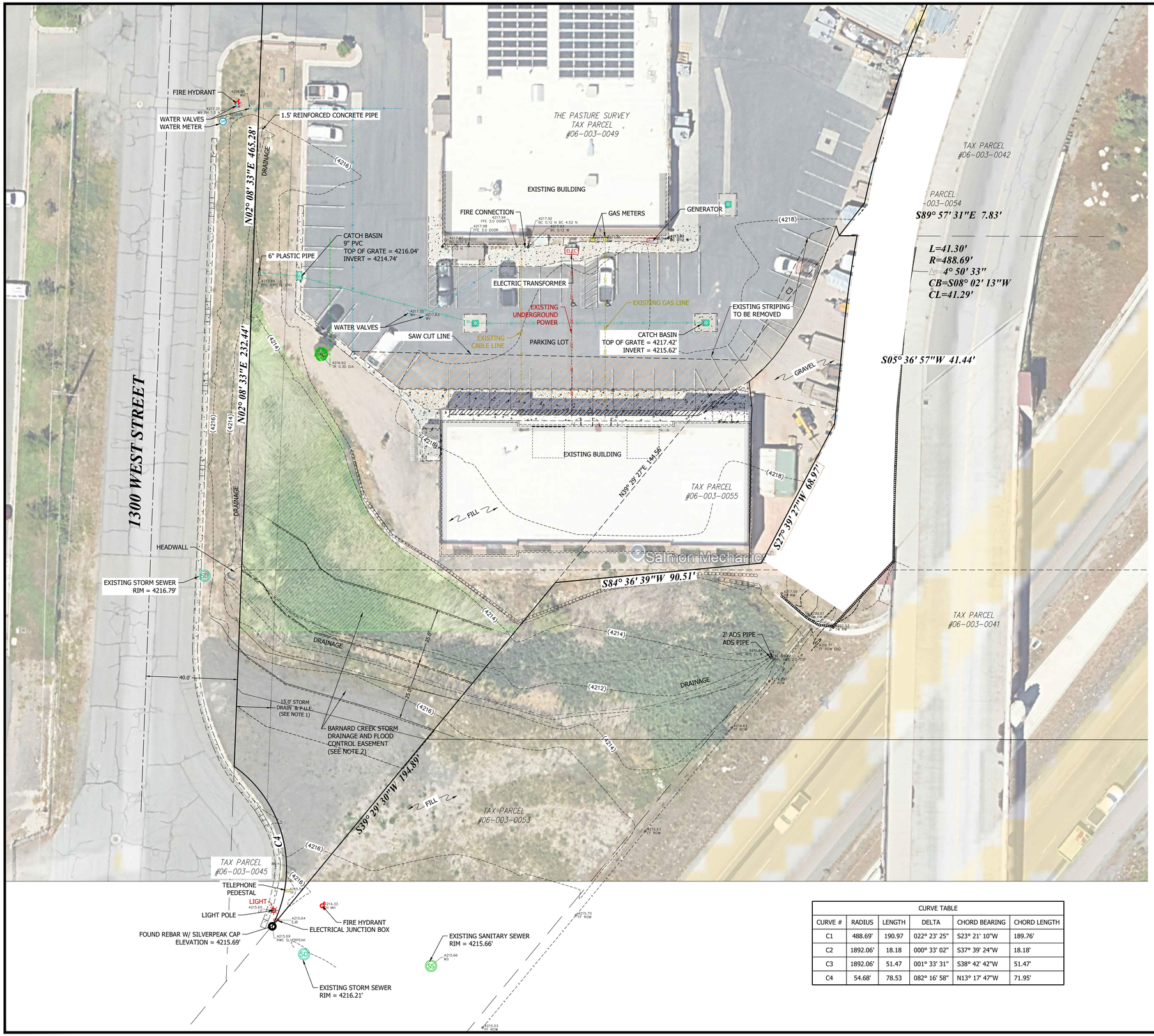
THE PASTURE: PHASE 3 AMENDED

THE PASTURE PHASE 3
TAX PARCEL #06-003-0049 & #06-003-0055
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE, DAVIS COUNTY, UTAH

DRAWN: JAF	04/07/2026
APPROVED: JRC	04/07/2026
PROJECT #:	1943001
TOPO 1943001.dwg	

V200

TOPOGRAPHIC SURVEY



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DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

20 0 20 40 60

SCALE: 1" = 20'

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

Entellus™

REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: .
Email: troy@salmonhvac.com

THE PASTURE: PHASE 3 AMENDED

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	CSA
APPROVED:	STA
PROJECT #:	1943001
SITE 1943001 26-01-16.dwg	

C300

DEMOLITION PLAN

DRAINAGE NARRATIVE:

PER CITY REQUEST, WE HAVE EVALUATED THE TOTAL DRAINAGE IMPACT OF THE NEW CONSTRUCTION WITH THE INCLUSION OF THE NEW GRAVEL LANDSCAPE AREA. WE HAVE BEEN ASKED TO EVALUATE THE DIFFERENCE IN RUNOFF VOLUME BETWEEN THE GRAVEL AS LANDSCAPE AND THE GRAVEL AS HARDSCAPE AFTER YEARS OF CONSIDERABLE TIME BEING COMPACTED.

WE HAVE DETERMINED THAT THE TOTAL INCREASE IN RUNOFF VOLUME IS 653 CU. FEET. THE WETLAND AREA TO THE IMMEDIATE SOUTH OF THE PROJECT IS APPROX. 17,800 SQ FT. THAT IS AN INCREASE OF 0.4" OF AN INCH OR $\frac{13}{32}$" OF AN INCH IN DEPTH.

IT IS IMPORTANT TO NOTE THAT ALL THE SURROUNDING LANDSCAPE IS NOT BEING DETAINED. ALL RUNOFF IS BRING DIRECTED TO THE SOUTHWEST VIA CULVERT IN THE STREET. THAT CULVERT TIES INTO THE NEIGHBORING UDOT SITE, WHICH IS BEING DIRECTED TO THE WETLANDS AND LAKE TO THE WEST.

IT IS OUR CONCLUSION THAT THE IMPACT IS NEGLIGIBLE ENOUGH THAT NO FURTHER DRAINAGE MEASURES ARE NEEDED

Land Table for LOD Area

	Area Before (sq.ft.)	Area After (sq.ft.)	% of land
Improvments	4611.859	6984.825	28%
Building	0	8068.889	33%
Landscaping	20147.08	9705.225	39%
Total	24758.939	24758.939	100%

DRAINAGE CALCULATIONS

16-Jan-26

Area Analysis

Area	sq.ft.	Acres	C
Building	8,069	0.19	0.85
Improvements	5,638	0.13	0.90
Landscape	11,052	0.25	0.15
Total	24,759	0.57	0.55

100 Year Retention Analysis

NOAA Precipitation Frequency Data Server
Latitude: 40.9317 Degree **Longitude: -111.8955 Degree**
Allowable Runoff 0.00 cfs/acre

Time (min.)	I in./hr	Runoff ft³	Allowable Runoff ft³	Storage ft³	
5	7.020	657	0	0	
10	5.340	1,000	0	1,000	
15	4.410	1,238	0	1,238	
30	2.970	1,668	0	1,668	
60	1.840	2,067	0	2,067	
120	1.060	2,381	0	2,381	
180	0.730	2,460	0	2,460	
360	0.393	2,648	0	2,648	
720	0.235	3,167	0	3,167	
1440	0.134	3,612	0	3,612	<
			Required Detention	**3,612**	

DRAINAGE CALCULATIONS

16-Jan-26

Area Analysis

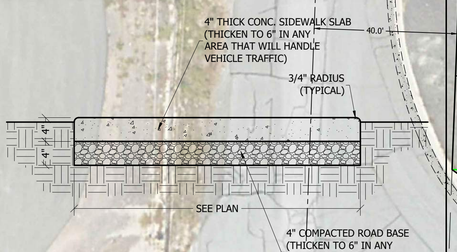
Area	sq.ft.	Acres	C
Building	8,069	0.19	0.85
Improvements	8,914	0.20	0.90
Landscape	7,776	0.18	0.15
Total	24,759	0.57	0.65

100 Year Retention Analysis

NOAA Precipitation Frequency Data Server
Latitude: 40.9317 Degree **Longitude: -111.8955 Degree**
Allowable Runoff 0.00 cfs/acre

Time (min.)	I in./hr	Runoff ft³	Allowable Runoff ft³	Storage ft³	
5	7.020	776	0	0	
10	5.340	1,180	0	1,180	
15	4.410	1,462	0	1,462	
30	2.970	1,969	0	1,969	
60	1.840	2,440	0	2,440	
120	1.060	2,812	0	2,812	
180	0.730	2,904	0	2,904	
360	0.393	3,127	0	3,127	
720	0.235	3,740	0	3,740	
1440	0.134	4,265	0	4,265	<
			Required Detention	**4,265**	

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 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK
C-6 / C400 TYPICAL N.T.S.

SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE CONCRETE 6"X12" CURBWALL PER DETAIL, SHEET C900
- C-5 PRIVATE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
- C-10 PRIVATE CONCRETE PIPE BOLLARD DETAIL, SHEET C900
- R-1 MINOR CONCRETE RETAINING WALL WITH RAILING PER DETAIL, SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

NOTES

STORM DRAIN TO FLOW INTO EXISTING STRUCTURES.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'

1470 South 600 West
Woods Cross, UT 84010
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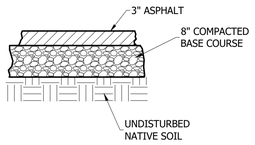
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: CSA
APPROVED: STA
PROJECT #: 1943001
SITE 1943001 26-01-16.dwg

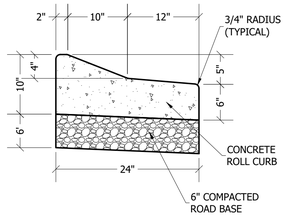
C400
SITE PLAN

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. PLACE MATERIAL PER APWA SECTION 32 05 10.



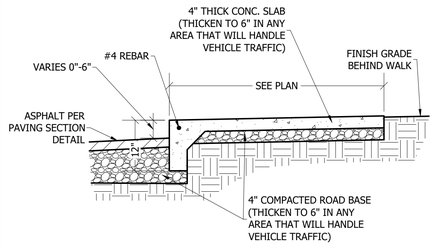
PRIVATE
ASPHALT SECTION
C-1 / C400 TYPICAL
N.T.S.

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.



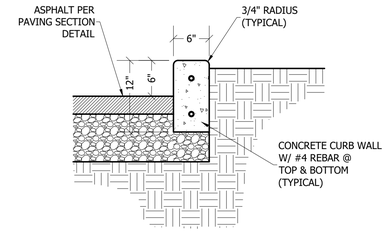
PRIVATE
24" RELEASE ROLL CURB
C-3 / C400 TYPICAL
N.T.S.

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 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



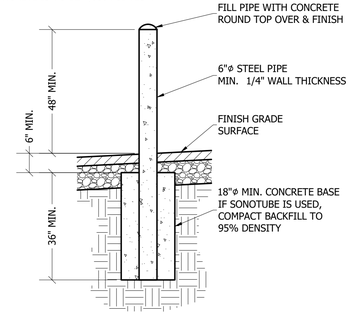
PRIVATE
THICKENED EDGE SIDEWALK
C-5 / C400 TYPICAL
N.T.S.

NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE
CONCRETE 6"X12" CURBWALL
C-4 / C400 TYPICAL
N.T.S.

NOTES
1. BACKFILL 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.



PRIVATE
CONCRETE PIPE BOLLARD
C-10 / C400 TYPICAL
N.T.S.

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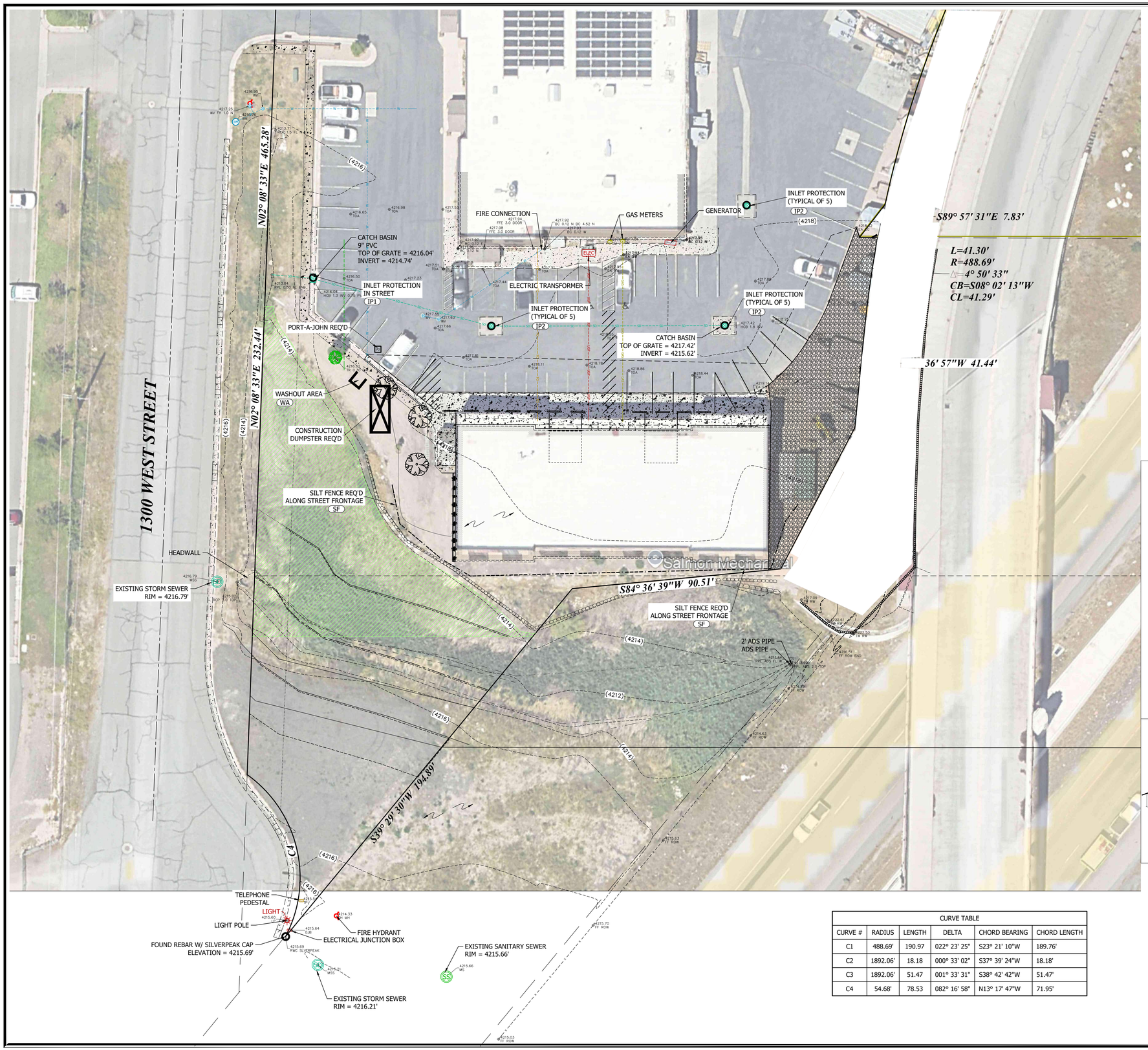
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	CSA
APPROVED:	STA
PROJECT #:	1943001
SITE 1943001 26-01-16.dwg	

C900
SITE DETAILS



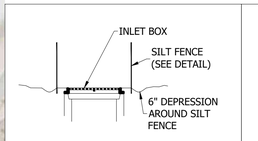
Salmon Mechanical

20 0 20 40 60

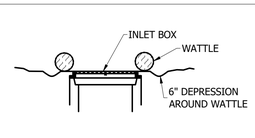
SCALE: 1" = 20'

CONSTRUCTION NOTES

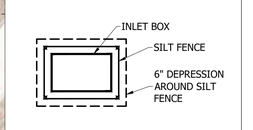
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. 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.
8. 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 SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



PROFILE VIEW

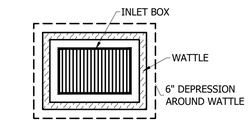


PROFILE VIEW



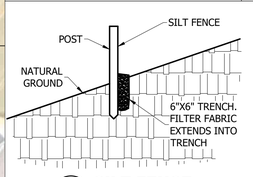
PLAN VIEW

IP1 EC100 INLET PROTECTION
TYPICAL
N.T.S.

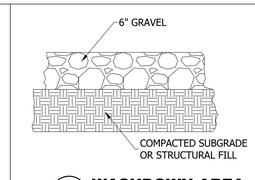


PLAN VIEW

IP2 EC100 INLET PROTECTION
TYPICAL
N.T.S.



SF EC100 SILT FENCE
TYPICAL
N.T.S.



WA EC100 WASHDOWN AREA
TYPICAL
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

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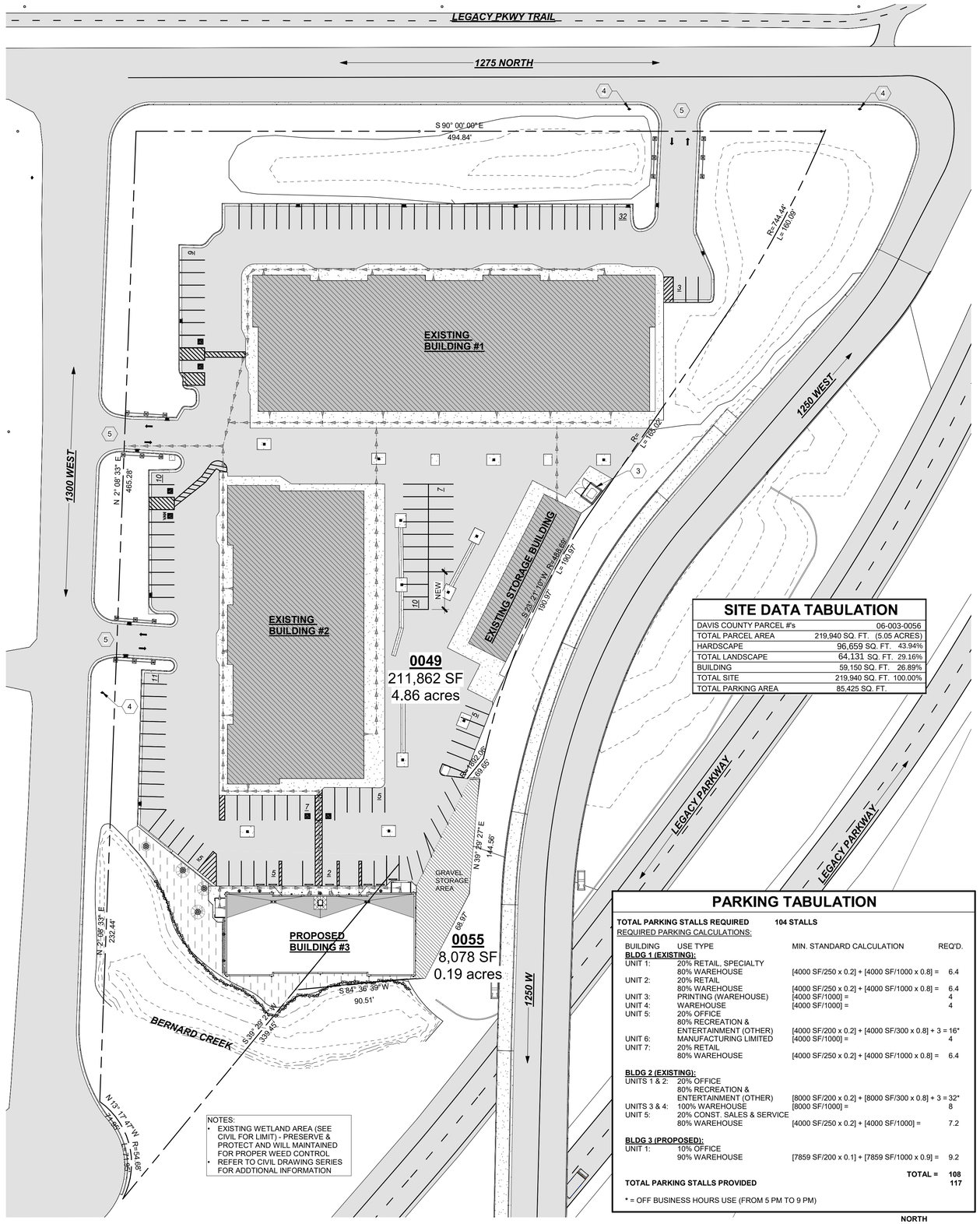
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	CSA
APPROVED:	STA
PROJECT #:	1943001
SITE 1943001 26-01-16.dwg	

EC100

EROSION CONTROL PLAN



SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	96,659 SQ. FT. 43.94%
TOTAL LANDSCAPE	64,131 SQ. FT. 29.16%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

PARKING TABULATION

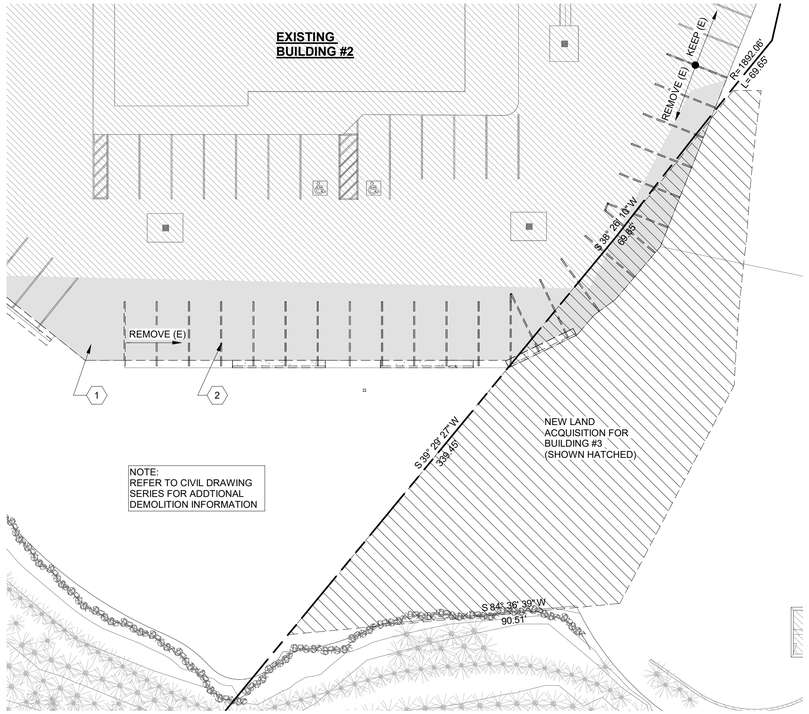
TOTAL PARKING STALLS REQUIRED **104 STALLS**

REQUIRED PARKING CALCULATIONS:

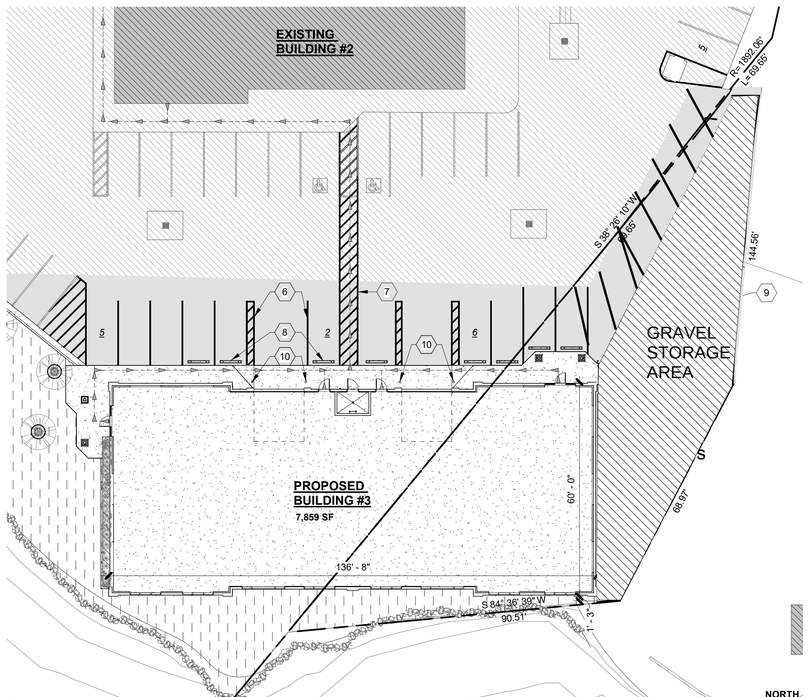
BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

1 OVERALL ARCHITECTURAL SITE PLAN (COMPLETED)
1" = 40'-0"



3 ENLARGED ARCHITECTURAL SITE PLAN (EXISTING/DEMOLITION)
1" = 20'-0"



2 ENLARGED ARCHITECTURAL SITE PLAN (NEW)
1" = 20'-0"

Realize structural engineering inc.
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

REFERENCE NOTES

1	EXISTING ASPHALT PAVEMENT TO BE REMOVED (SHOWN SHADED) - SEE CIVIL
2	EXISTING DESIGNATED PARKING TO BE RELOCATED
3	EXISTING DUMPSTER & ENCLOSURE
4	EXISTING FIRE HYDRANT
5	SITE ACCESS / EGRESS POINT (TYP. OF 3)
6	PAINTED STRIPING - REF CIVIL DRAWING SERIES
7	5' WIDE PAINTED ACCESSIBLE ACCESS ROUTE
8	CURB STOPS - SEE CIVIL
9	NEW PLANTING - SEE LANDSCAPE PLAN
10	6" DIA. x 4'-0" HIGH STEEL PIPE BOLLARD - CONCRETE FILLED (PAINTED) - TYP.

GRAPHIC KEY - SITE

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- XERIOSCAPE LANDSCAPE GRAVEL
- LANDSCAPE MULCH
- ACCESSIBLE ROUTE TO PUBLIC WAY (MAX 5% SLOPE & 2% CROSS SLOPE)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
Date: 11/04/2021
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: *AMENDED* ARCHITECTURAL SITE PLAN

Project Number	
Date	04/07/26
Drawn By	
Checked By	

Sheet Number: AS100

Scale: As indicated

Print Full Scale on Sheet Size: **24" x 36"**

PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

REQUIRED PARKING CALCULATIONS:

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UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

ORGINAL PARKING TABULATION ABOVE.
ACTUAL COUNT OF PARKING SPACE ON SITE: 124

NEW SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056	
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	96,659 SQ. FT.	43.94%
TOTAL LANDSCAPE	64,131 SQ. FT.	29.16%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

ORGINAL SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056	
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	98,000 SQ. FT.	44.56%
TOTAL LANDSCAPE	62,790 SQ. FT.	28.55%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
G1	CALAMAGROSTIS	KARL FORESTER GRASS	5GAL	10
T1	CHANTICLEER	ORNIMENTAL PEAR	2"	6

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR TO ADD TOPSOIL TO THE GARDEN BED AREAS
- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

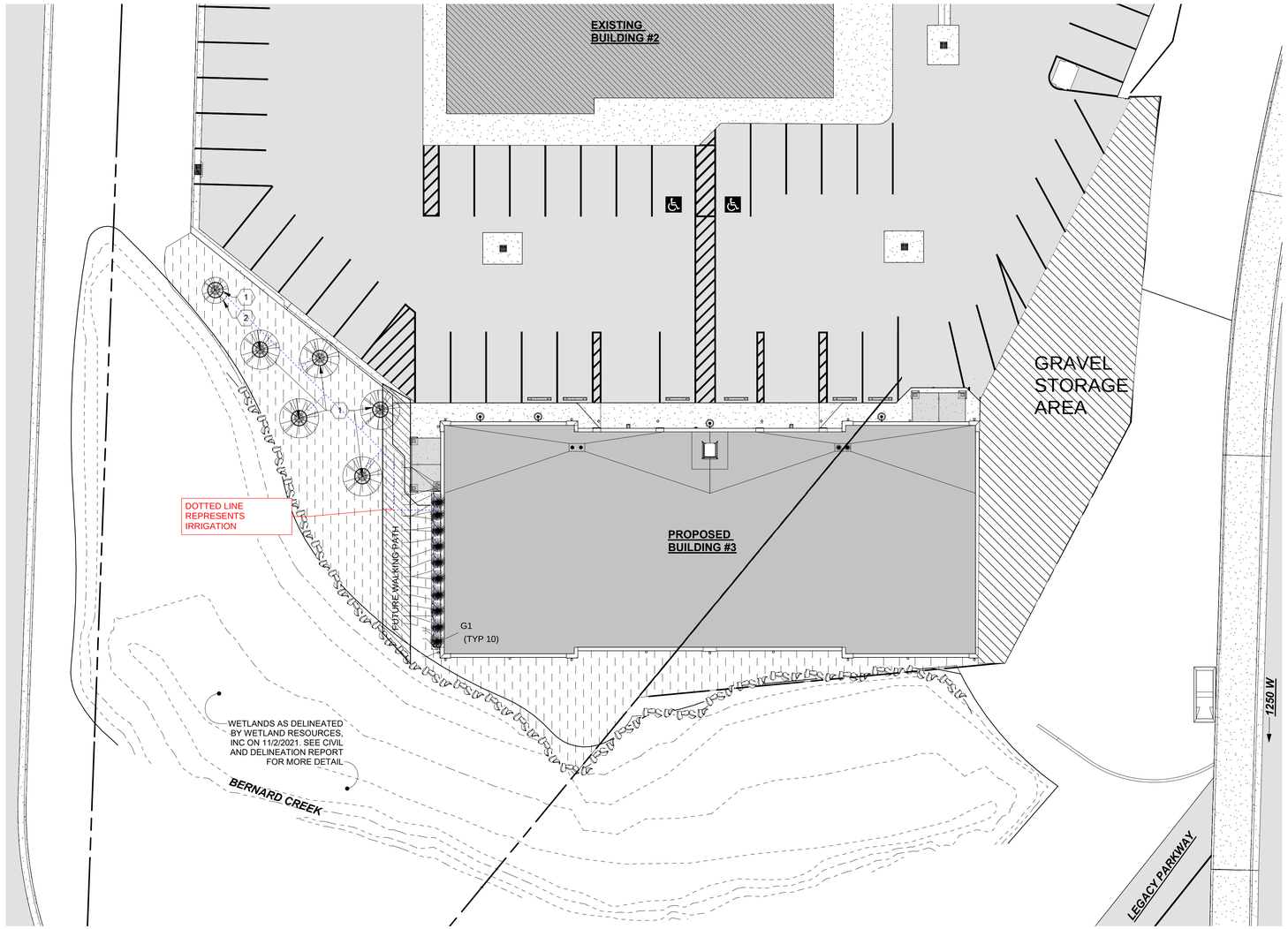
PLANTING ZONE: TYPICAL SPECIES

TOE ZONE: HARDSTEM BULRUSH (SCIRPUS ACTUS)
BALTIC RUSH (JUNCUS BALTICUS)

BANK ZONE: COYOTE WILLOW (SALIX EXIGUA)
HARDSTEM BULRUSH (SCIRPUS ACUTUS)
BALTIC RUSH (JUNCUS BALTICUS)

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 **LANDSCAPE PLAN (NEW)**
1/16" = 1'-0"

NORTH

REFERENCE NOTES

1 CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH
2 EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- XERIOSCAPE LANDSCAPE GRAVEL
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE (XX — MARK)
- PERENNIAL - SEE PLANTING SCHEDULE (XX — MARK)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS

NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS
2	01/19/26	RECORD DRAWING

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

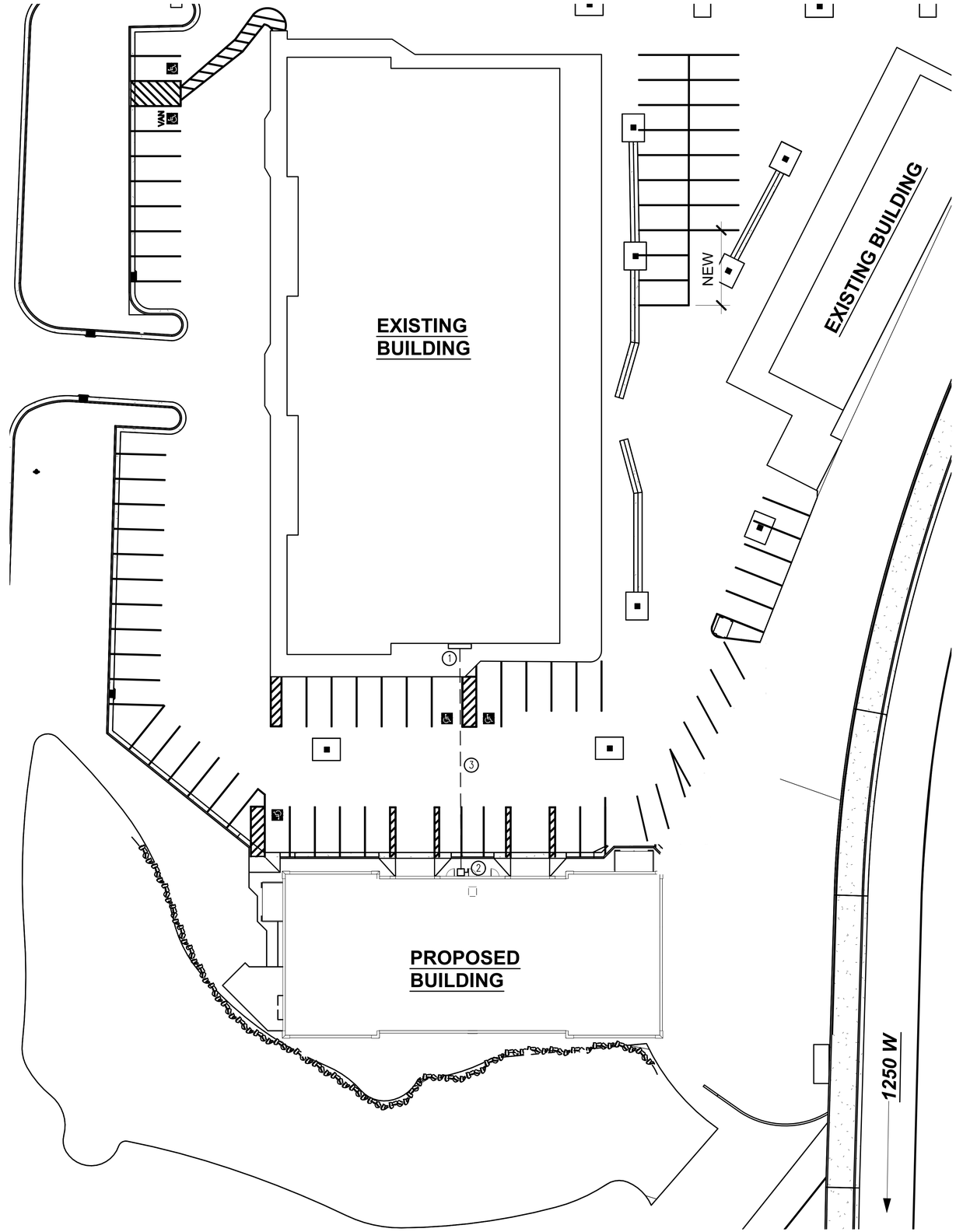
Sheet Title: *AMENDED* LANDSCAPE PLAN

Project Number	
Date	04/07/26
Drawn By	R48
Checked By	R48

Sheet Number: LS100 LS100

Scale As indicated

Print Full Scale on Sheet Size: 24" x 36"



REFERENCE NOTES

1. EXISTING METERING CENTER. WITH 200A 3P CIRCUIT BREAKER AND METER. SEE ONELINE DIAGRAM SHEET E2.1.
2. PROPOSED LOCATION BUILDING ELECTRICAL SERVICE ENTRANCE DISCONNECT.
3. COMPLY WITH NEC 300.5 FOR BURIAL DEPTH OF UNDERGROUND RACEWAYS.

NORTH

ELECTRICAL SITE PLAN

SCALE: 1"=20'-0"

FELLEX ENGINEERING
Eden-St. George, Utah
Phone - 801-913-3111
sussi@fellex.com

No.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 04-07-26

project name: THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

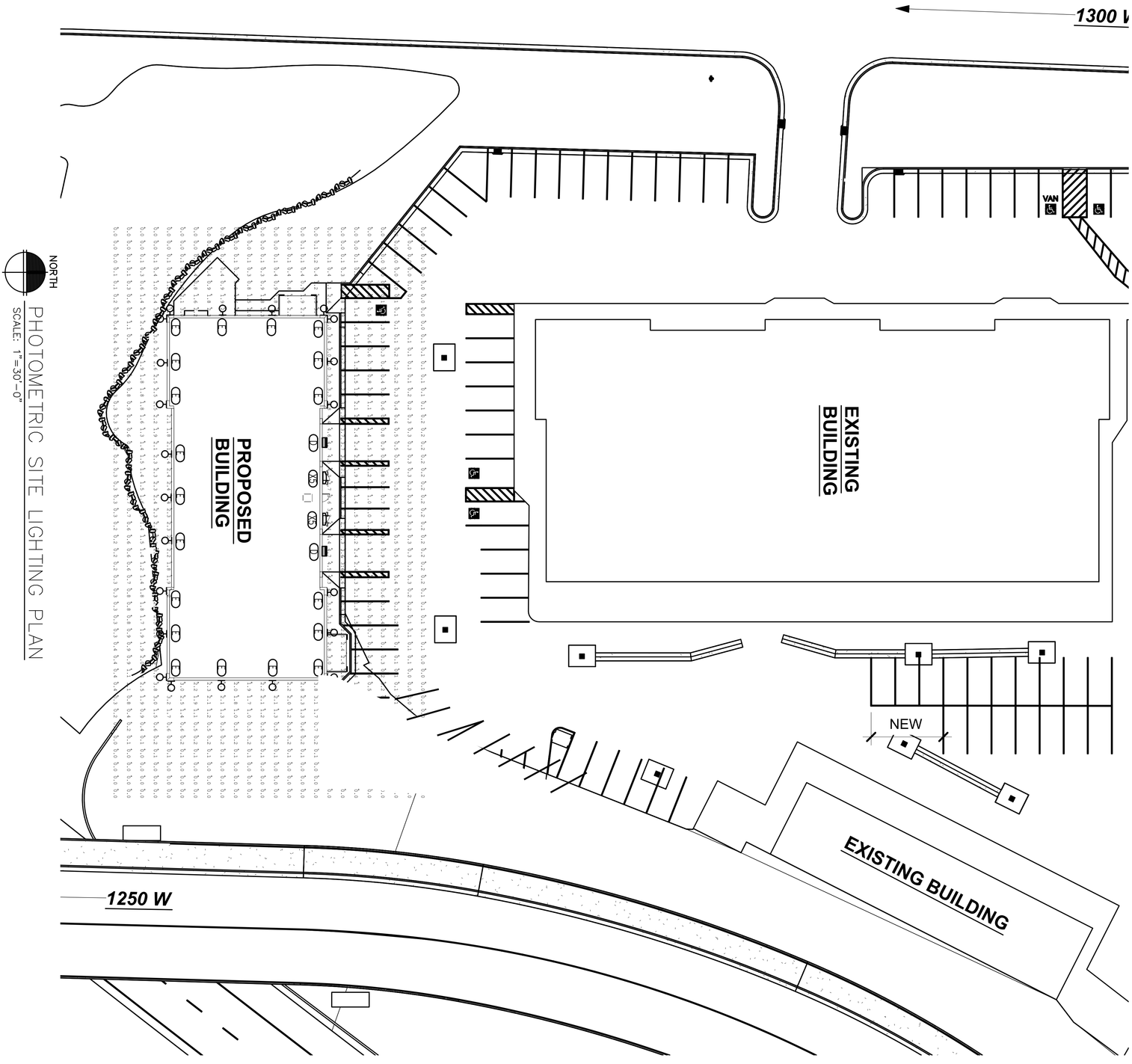
sheet title: ELECTRICAL SITE PLAN

file: THE PASTURE

project #: SH-2102

sheet: E1.0

date: 04-07-26



NORTH

SCALE: 1"=30'-0"

PHOTOMETRIC SITE LIGHTING PLAN

file: THE PASTURE	project name: THE PASTURE PHASE 3 1265 WEST 1275 N CENTERVILLE, UTAH		FELLEX ENGINEERING Eden-St George, Utah Phone – 801-913-3111 sussi@fellex.com
project # SH-2102	sheet title: PHOTOMETRIC SITE LIGHTING PLAN	REGISTERED PROFESSIONAL ENGINEER No. 154667 DEAN PAUL JACKSEN DATE 04-07-26	
sheet: E1.0B			
date: 04-07-26			

No.	revision	date	by
9			
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1	–	–	–

CENTERVILLE CITY SITE PLAN AMENDMENT CHECKLIST

Site Plan Amendment– Completeness Checklist

The following application, information, fees, and documentation is required for a Site Plan Amendment application completeness review.

Project Name: Pastures Phase 3

Date: 4.13.26

TRACKING HISTORY:

Application Submitted: 11.25.25

Completeness Checklist DRC Meeting (1): 1.14.26

Compliance Checklist DRC Meeting (2)4.13.26

✓ ? X –

Application Requirement	Code Reference	Department	Comments	
Original approved plan set of the final site plan		Planning		✓
Copy of the terms and conditions for approval		Planning	None provided	–
Complete Online Application Form	12.21.110	Planning	Submitted 11.25.25	✓
Application Fees	20.130	Planning	$517.50 Paid 12.03.25	✓
A current title report disclosing all recorded matters of title regarding the parcel which is prepared and dated not more than 30 days from the date of submittal of the application for permitted use permit.	15.02.020& 12.21.110	Legal	N/A	–
List of current owners of each property as indicated by current records of the Davis County Recorder's Office.	12.21.110	Planning	Craig Salmon affidavit 11.24.25	✓
Provide a statement describing the proposed project.	12.21.110	Planning	Pasture South Building involves landscape modification. Will need to apply for a HSL waiver	✓
Copies of any agreements with adjacent property owners relevant to the proposed boundary line adjustment.	12.21.110	Legal	None Provided	–
Signed Property Owner Affidavit	12.21.110	Planning/ Legal	Craig Salmon affidavit 11.24.25	✓
A letter from providers, addressing the feasibility and their requirements to serve the project			☐ Century Link ☐ Deuel Creek Irrigation Co ☐ Dominion Energy	✓

			☐ Rocky Mountain Power ☐ South Davis Metro ☐ South Davis Sewer District ☐ Utopia Fiber ☐ Weber Basin Water District ☐ Xfinity Cable Service ☐ Davis County Health Department UDOT Region One (1)	
Plan Set including: ✓ Cover sheet ✓ Existing Conditions Inventory Sheet (Survey) ✓ Site Plan – Grading and Drainage Sheet ✓ Utility Plan Sheet – Building Elevation Sheet	12.21.110		Grading and Drainage waived by Kevin. Building elevation sheet waived, existing. Kevin approved plans 4.9.26	✓
Site Plan				
Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets One electronic copy shall be submitted 3 paper copies shall be submitted at the time of compliance review Each Sheet should include the following: ☐ Engineer Contact information ☐ Name ☐ Phone number ☐ Firm ☐ Address ☐ Page number ☐ North Arrow ☐ Scale	12.21.110	Planning	Need to submit a updated plan set, not just the set that was approved before.	✓
Site Plan Cover Page:				
Cover Page including the following: ☐ Engineer Contact information ☐ Name ☐ Phone number ☐ Firm ☐ Address ☐ Page number	12.21.110 & 15.05.060	Planning		✓

☐ Development Use ☐ Engineer Stamp ☐ Vicinity Map				
Site Plan Sheet				
Site address	12.21.110	Planning	1265 W 1275 NORTH	✓
Total acreage	12.21.110	Planning	5.042	✓
Tax identification number for the parcel	12.21.110	Planning	060030056	✓
Legal description of the property and parcel number	12.21.110	Planning		✓
Tie to a Section monument	12.21.110	Engineering	Kevin Marked Complete 2.12.26	✓
The boundary lines of all lots in the project showing: ☐ Bearings ☐ Distances ☐ Dimensions ☐ Square footage ☐ Orientation ☐ Topography	12.21.110	Planning/ Engineering	Kevin Marked Complete 2.12.26	✓
Subject property existing and proposed buildings: ☐ Location ☐ Height ☐ Setbacks	12.21.110	Planning	No new proposed buildings	✓
Relationship of the property to adjoining properties and uses for of existing and proposed buildings: ☐ Location ☐ Height ☐ Setbacks	12.21.110	Planning	N/A	✓
Location, arrangement and layout of landscaping and open space (addental checklist is required)	12.21.110	Planning	Need to submit a Waiver.	X
Location, dimensions, and labeling of other features such as: ✓ irrigation facilities ☐ ~~bridges~~ ☐ ~~railroad tracks~~ ✓ buildings ☐ ~~bicycle racks~~ ✓ dumpsters ✓ trash cans ☐ ~~fences/ retaining walls (with grading plan)~~ ☐ ~~signage~~ ☐ ~~mechanical equipment~~	12.21.110	Planning		✓
A sheet showing all retaining walls details, including their height relative to proposed grades (when	12.21.110	Planning	Need to address screening for outdoor storage	X

involves fences, walls, grade changes, or in the Hillside Overlay Zone)				
An elevation plan drawn to scale showing elevations of existing and proposed structures	12.21.110	Planning	Waived, buildings already established	–
Layout, dimensions, and names of existing and future road right-of-way, private street, and sidewalks	12.21.110	Public Works	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Traffic circulation patterns	12.21.110	Engineering	Kevin Marked Complete 2.12.26	✓
Pedestrian circulation patterns	12.21.110	Engineering	Kevin Marked Complete 2.12.26	✓
Access to the property	12.21.110	Engineering/ Public Works	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Final Parking Plan (separate checklist)	12.21.110	Planning/ Public Works	Parking stalls previously approved. No parking alterations are being made	✓
Proposed reservations for parks, playgrounds, school, and other public facility sites, if any;	12.21.110	Planning/ Public Works	N/A	–
Table of Development Standards: ☐ ~~Setbacks from all property lines~~ ✓ Impervious surface sq ft and % ☐ ~~Square footage of building footprint~~ ☐ ~~Square footage of total building floor area~~ ☐ ~~Square footage of street rights of way~~ ☐ ~~Residential Units~~ ✓ Commercial Units ☐ ~~Structure heights~~ ☐ ~~Distance between buildings~~ ✓ Parking number ☐ ~~Density~~ ✓ Landscape buffering % ✓ Floor area	12.21.110	Planning	• Impervious Surface: Building Footprint = 219.94 sq ft × (73.11 / 100) = 160.7981 sq ft • Commercial Units: 13 • Parking Number: 117 • Landscaping % (including xeriscape: • Floor area of each building provided on previously approved building plans	✓
A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed	12.21.110	Planning/ Engineering/ Public Works	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26 For Plantings, there will be a bond established until they put it in, applicant has indicated that plantings will be added this summer.	–
Any existing easements, driveways, utilities and infrastructure improvements	12.21.110	Planning		✓
Existing Conditions Inventory/ Survey Sheet:				
A topographical drawing prepared by a licensed surveyor or civil engineer, showing existing topography in dashed lines at two foot intervals (in the Hillside Overlay Zone) or 5 ft intervals in all other areas and showing the proposed grade in solid lines at two foot intervals structurers	12.55.134	Planning		✓

Depiction of streams drainage course.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of floodplains located on or within 100 feet of the subject property.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Floodplains shall be as delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps	12.50.040	Public Works-Drainage	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Floodplain elevations for a 100 year flood event shall be depicted by topographic delineation	12.50.040	Public Works-Drainage	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of the slope categories based on the City topographic maps: ○ 0-10%; ○ 10-20%; ○ 20-30%; ○ 30% or more.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of sensitive soils (as identified on any soil survey prepared for a government body).	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Description of soil limitations on development	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Description of soils with severe limitation shall be noted separately	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of seasonal high water table	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of flood hazard	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of poor drainage	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of wetland/hydric soil conditions	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of high shrink/swell potential	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of shallow depth to bedrock	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of excessive slopes	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of high susceptibility to erosion	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of wetlands which are required to be delineated by the Clean Water Act.	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction wetlands by a line denotating the boundaries	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓

A copy of any application for authorization to impact or alter wetlands	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of shrub and tree stands (as indicated by recent aerial photos)	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of the shrub and tree area by a circumferential line extending to the outer perimeter of the tree or shrub canopies	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of 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	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of 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	12.50.040	Planning/ Engineering		✓
Depiction of cultural and historic resources, including cemeteries, identified in the General Plan	12.50.040	Planning		✓
Note whether the property is located within a designated historic district.	12.50.040	Planning		✓
Source of the ECI data	12.50.040			✓
If a factor is not applicable to the subject property, the ECI shall include a note to that effect.	12.50.040			✓
Grading and Drainage Sheet:				
Topography contours at 2-foot intervals	12.21.110	Public Works/ Engineering	Waived	–
Areas of substantial earth moving with an erosion control plan	12.21.110	Public Works/ Engineering	Waived	–
Storm Water Maintenance Plan Submitted	Title 16	Public Works/ Engineering	Waived	–
Storm Water Maintenance Plan Agreement Signed	Title 16		Waived	–
Location of existing: ☐ water course ☐ canals ☐ ditches ☐ springs ☐ wells ☐ culverts ☐ storm drains	12.21.110 & Title 16	Public Works/ Engineering	Waived	–

Location of any designated floodplain and/or wetland boundaries	12.21.110 & Title 16	Public Works/ Engineering	Waived	–
Direction of: ☐ storm water flows ☐ catch basins ☐ inlets ☐ outlets ☐ waterways ☐ culverts ☐ detention basins ☐ orifice plates ☐ outlets to off-site facilities ☐ off-site drainage	12.21.110	Public Works/ Engineering	Waived	–
Utility Plan Sheet:				
All existing and proposed utilities including, but not limited to: ☐ Sewer ☐ culinary water ☐ secondary water ☐ fire hydrants ☐ storm drains ☐ subsurface drains ☐ gas lines ☐ power lines ☐ communications lines ☐ cable television lines ☐ streetlights	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Contour Drainage Plans	Title 16	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Cut and Fill Specifications	15.05.030 & 15.05.070	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Where one or more conditions of unusual soil, vegetation, geology or slope exist, resulting in increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, and potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓

reviewed and approved by the City prior to final approval of a development project.				
Location and dimensions of all utility easements	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Building Elevations Sheet:				
Accurate front, rear, and side elevations drawn to scale	12.21.110	Planning	Waived. NO amendment to approved plans	–
Exterior surfacing materials and colors, including roofing material and color	12.21.110	Planning	Waived. NO amendment to approved plans	–
Outdoor lighting, furnishings, and architectural accents	12.21.110	Planning	Waived. NO amendment to approved plans	–
Location and dimensions of signs proposed to be attached to the buildings or structure	12.21.110	Planning	Waived. NO amendment to approved plans	–

A site plan amendment approval shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the approval is not commenced within one year or not substantially completed within two years from the date of final site plan approval.

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GRASSES				
G1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	5 GAL.	2
G2	HELIICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	3
PERENNIALS				
B1	BLACK EYED SUSAN	BLACK EYED SUSAN	1 GAL.	2
Sa	SALVIA NEMOROSA 'CARADONNA'	PURPLE SALVIA	1 GAL.	2
SHRUBS				
BJ	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL.	4
CB	COTONEASTER DAMMERI	CORAL BEAUTY	5 GAL.	2
DB	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL.	3
RR	ROSA POLYANTHA	RED ROSE FLOWER CARPET	5 GAL.	5
TREES				
-	GLEDITSIA TRIANCANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2"	6

Missed a tree during primary approval.

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE
- REFER TO CIVIL DRAWING SERIES FOR ADDTIONAL INFORMATION

- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

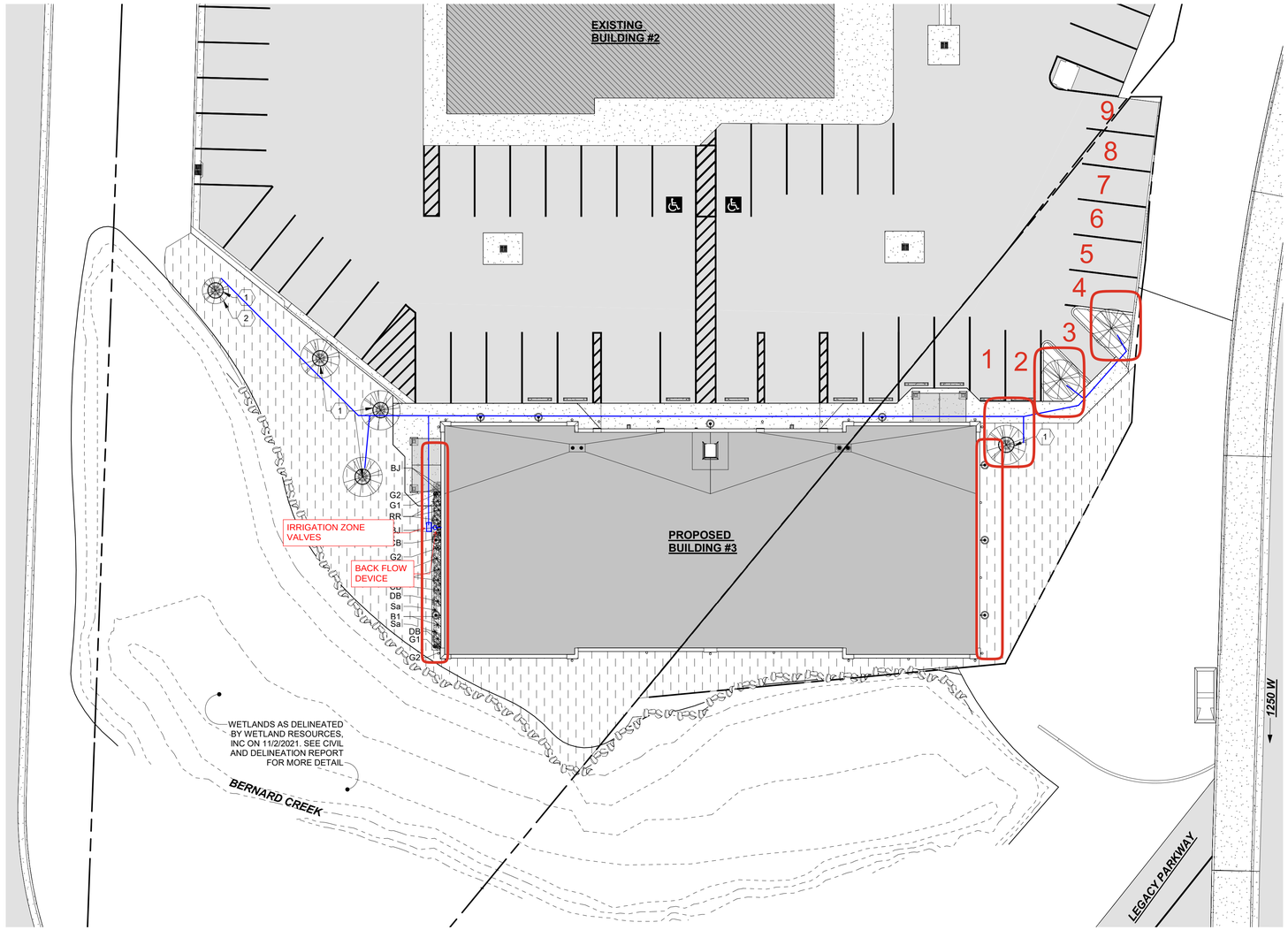
PLANTING ZONE:	TYPICAL SPECIES
TOE ZONE:	HARDSTEM BULRUSH (SCIRPUS ACTUS)
	BALTIC RUSH (JUNCUS BALTICUS)
BANK ZONE:	COYOTE WILLOW (SALIX EXIGUA)
	HARDSTEM BULRUSH (SCIRPUS ACUTUS)
	BALTIC RUSH (JUNCUS BALTICUS)

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0049 & 55	
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)	
HARDSCAPE	98,000 SQ. FT.	44.56%
TOTAL LANDSCAPE	62,790 SQ. FT.	28.55%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 LANDSCAPE PLAN (NEW)
1/16" = 1'-0"

NORTH

R48

Print Full Scale on Sheet Size: 24" x 36"

REFERENCE NOTES

1	CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH
2	EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- BIO MEADOW HYDROSEED OR UDWR PCEV - SEE PLANTING NOTES
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE (XX — MARK)
- PERENNIAL - SEE PLANTING SCHEDULE (XX — MARK)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: LANDSCAPE PLAN

Project Number	
Date	09/16/2021
Drawn By	R48
Checked By	R48

Sheet Number: LS100

Scale: As indicated

11/6/2021 7:20:36 PM

PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

REQUIRED PARKING CALCULATIONS:

BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

ORGINAL PARKING TABULATION ABOVE.
ACTUAL COUNT OF PARKING SPACE ON SITE: 124

NEW SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056	
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	96,659 SQ. FT.	43.94%
TOTAL LANDSCAPE	64,131 SQ. FT.	29.16%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

ORGINAL SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056	
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	98,000 SQ. FT.	44.56%
TOTAL LANDSCAPE	62,790 SQ. FT.	28.55%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
G1	CALAMAGROSTIS	KARL FORESTER GRASS	5GAL	10
T1	CHANTICLEER	ORNIMENTAL PEAR	2"	6

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR TO ADD TOPSOIL TO THE GARDEN BED AREAS

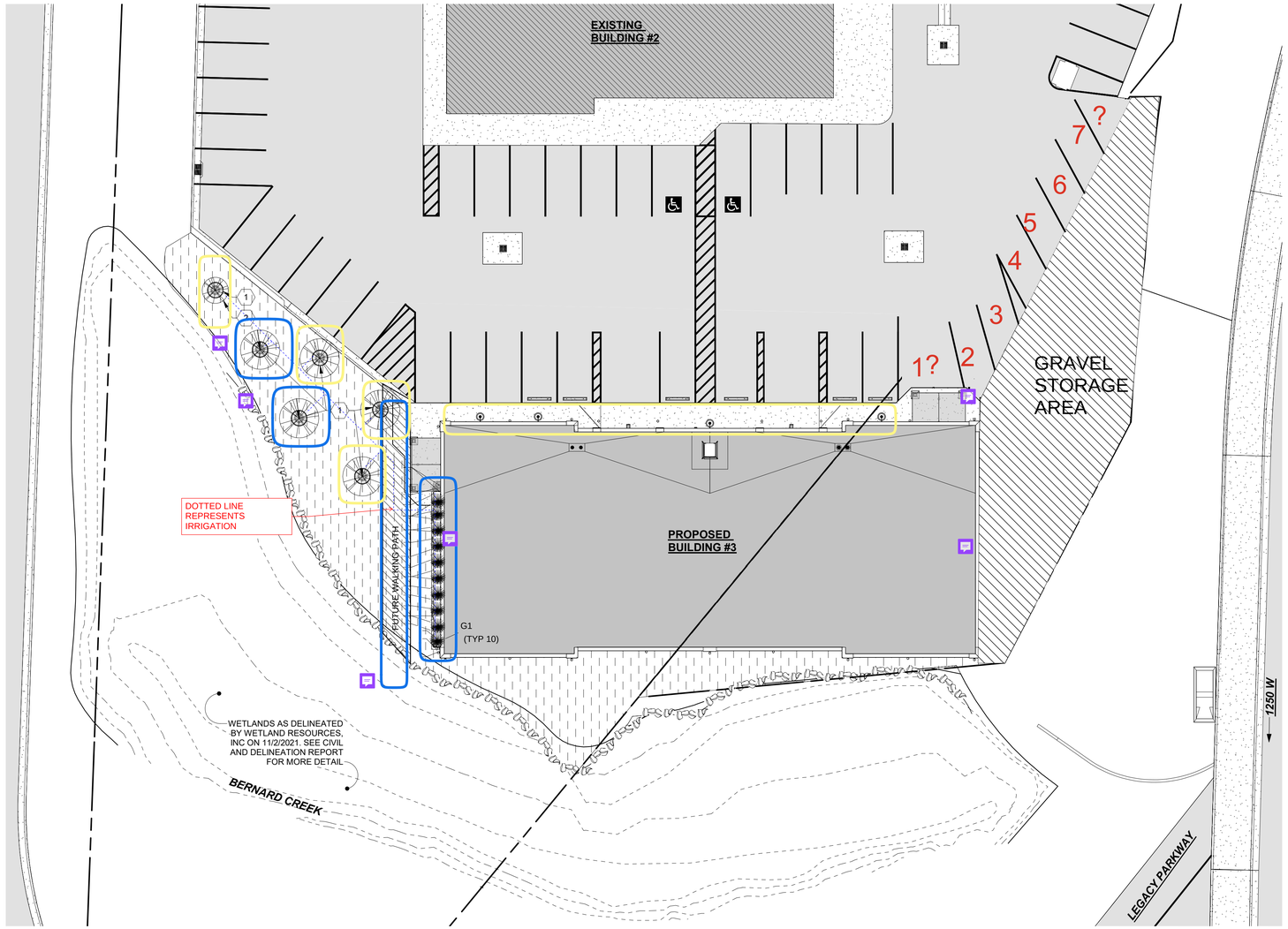
Took off notes from approved landscaping plans

- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

PLANTING ZONE:	TYPICAL SPECIES
TOE ZONE:	HARDSTEM BULRUSH (SCIRPUS ACTUS)
	BALTIC RUSH (JUNCUS BALTICUS)
BANK ZONE:	COYOTE WILLOW (SALIX EXIGUA)
	HARDSTEM BULRUSH (SCIRPUS ACUTUS)
	BALTIC RUSH (JUNCUS BALTICUS)

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 **LANDSCAPE PLAN (NEW)**
1/16" = 1'-0"

NORTH

REFERENCE NOTES

1 CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH

2 EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- XERIOSCAPE LANDSCAPE GRAVEL
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE (XX — MARK)
- PERENNIAL - SEE PLANTING SCHEDULE (XX — MARK)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
A	11/08/21	SITE REVIEW CITY COMMENTS
2	01/19/26	RECORD DRAWING
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH — JUN P KHAYSAVANG — 7336853-0301 — 04/07/26 — LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: *AMENDED* LANDSCAPE PLAN

Project Number	
Date	04/07/26
Drawn By	R48
Checked By	R48
Sheet Number:	LS100
Scale	As indicated

Print Full Scale on Sheet Size: **24" x 36"**

PLANTING SCHEDULE APPROVED

GRASSES	Size	Quantity
'KARL FOERSTER' KARL FOERSTER REED GRASS	5 gal	2
BLUE OAT GRASS	1 gal	3
Total Shrubs= 5		
PERENNIALS		
BLACK EYED SUSAN	1 gal	2
CARADONNA' PURPLE SALVIA	5 gal	4
Total Perennials= 6		
SHRUBS		
BUFFALO JUNIPER	5 gal	4
CORAL BEAUTY	5 gal	3
DWARF BURNING BUSH	5 gal	3
ROSE FLOWER CARPET	5 gal	5
Total Shrubs = 15		
TREES		
SHADEMASTER HONEY LOCUST	2''	6
Total Trees = 6		

PLANTING SCHEDULE PROPOSED

Grass		
KARL FORESTER GRASS	5 gal	10
Trees		
ORNIMENTAL PEAR	2''	6

- 4 plants are already installed on the North side of the building that are not on the planting schedule table

Karl Forester Grass:

ornamental pear tree:

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GRASSES				
G1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	5 GAL.	2
G2	HELIICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	3
PERENNIALS				
B1	BLACK EYED SUSAN	BLACK EYED SUSAN	1 GAL.	2
Sa	SALVIA NEMOROSA 'CARADONNA'	PURPLE SALVIA	1 GAL.	2
SHRUBS				
BJ	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL.	4
CB	COTONEASTER DAMMERI	CORAL BEAUTY	5 GAL.	2
DB	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL.	3
RR	ROSA POLYANTHA	RED ROSE FLOWER CARPET	5 GAL.	5
TREES				
-	GLEDITSIA TRIANCANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2"	6

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE
- REFER TO CIVIL DRAWING SERIES FOR ADDTIONAL INFORMATION

- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

PLANTING ZONE: TYPICAL SPECIES

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BALTIC RUSH (JUNCUS BALTICUS)

BANK ZONE: COYOTE WILLOW (SALIX EXIGUA)
HARDSTEM BULRUSH (SCIRPUS ACUTUS)
BALTIC RUSH (JUNCUS BALTICUS)

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0049 & 55
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	98,000 SQ. FT. 44.56%
TOTAL LANDSCAPE	62,790 SQ. FT. 28.55%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

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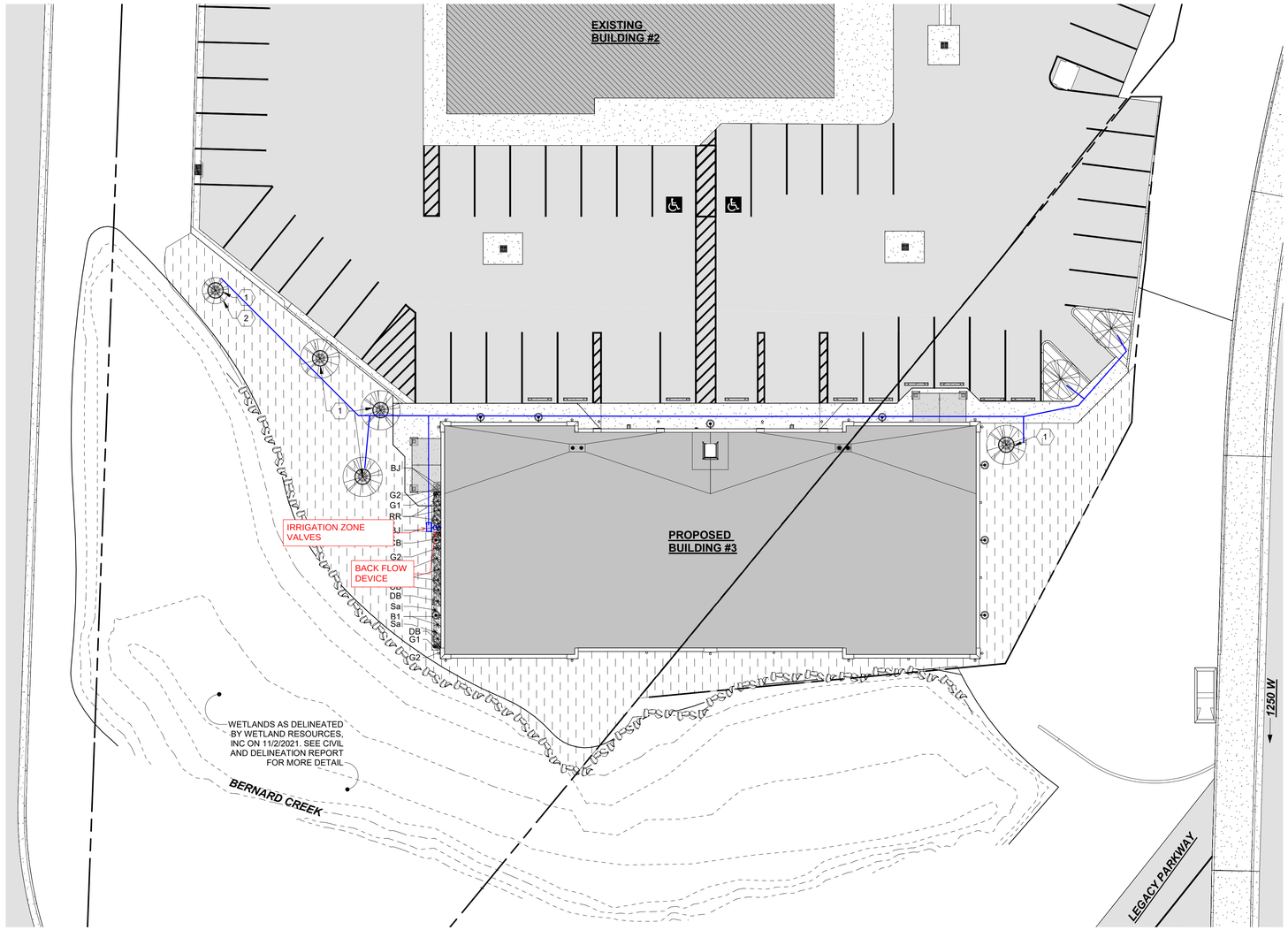
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 **LANDSCAPE PLAN (NEW)**
1/16" = 1'-0"

NORTH

R48

Print Full Scale on Sheet Size: 24" x 36"

REFERENCE NOTES

1 CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH
2 EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

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- TREE - SEE PLANTING SCHEDULE
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NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: LANDSCAPE PLAN

Project Number

Date 09/16/2021

Drawn By R48

Checked By R48

Sheet Number: LS100

Scale As indicated

11/6/2021 7:20:36 PM

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR: PASTURE, LLC

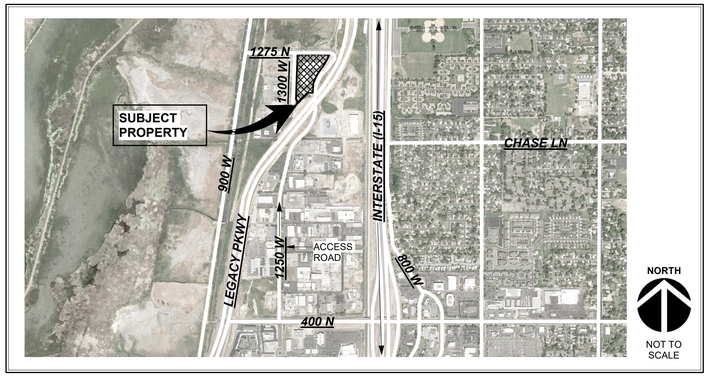
1265 W 1275 N - CENTERVILLE, UT

Parcel #: 06-003-0049 & 06-003-0055

FINAL SITE PLAN APPROVAL SET

09/16/2021

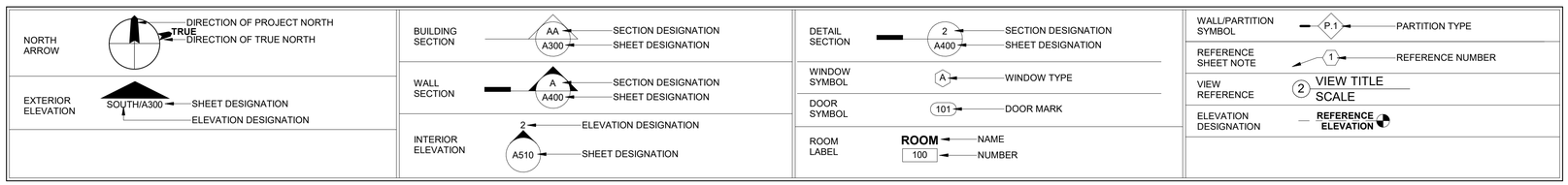
VICINITY MAP



GRAPHIC KEY

- ASPHALT (PLAN VIEW)
- ASPHALT (CUT VIEW)
- CONCRETE (PLAN VIEW)
- CONCRETE (CUT VIEW)
- GRAVEL (CUT VIEW)
- CONCRETE BLOCK (CMU)
- BATT INSULATION
- RIGID INSULATION BOARD
- GYPSUM BOARD
- PLYWOOD
- FINISH LUMBER
- ALUMINUM
- STONE (CUT VIEW)
- STEEL
- TILE
- EARTH
- EXISTING (PLAN VIEW)
- EXISTING (CUT VIEW)

STANDARD SYMBOLS



PROJECT DESCRIPTION

PHASING NARRATIVE:

PHASE 3 WILL CONSIST OF THE CONSTRUCTION OF "BUILDING 3", REQUIRED GRADING & PAVING AND ASSOCIATED UTILITIES AS SHOWN ON THE PLANS.

NO NEW IRRIGATION

SHEET INFORMATION

DRAWING INDEX

SHEET NO	SHEET NAME
000 - GENERAL	
000	COVER SHEET / GENERAL INFO
200 - CIVIL	
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	DETAIL SHEET
EC100	EROSION CONTROL PLAN
300 - SITE	
AS100	ARCHITECTURAL SITE PLAN
500 - ARCHITECTURAL	
A200	EXTERIOR ELEVATIONS
900 - ELECTRICAL	
E1.0	ELECTRICAL SITE PLAN
E1.0B	PHOTOMETRIC SITE LIGHTING PLAN
TOTAL SHEETS: 12	

R48

CONTACT INFORMATION:

OWNER - TROY SALMON:

SALMON HVAC
1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UTAH 84014
Phone: 801-397-0030
Email: Troy@SalmonHVAC.com

CIVIL ENGINEER - Scott Argyle:

ENTELLUS, INC
181 NORTH 200 WEST, SUITE 4
BOUNTIFUL, UT 84010
Phone: (801) 298-2236

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL SITE PLAN APPROVAL SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
09/16/21
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: COVER SHEET / GENERAL INFO

Project Number	
Date	09/16/2021
Drawn By	BRH
Checked By	R48

Sheet Number: 000 000

Scale: As indicated

Print Full Scale on Sheet Size: 24" x 36"

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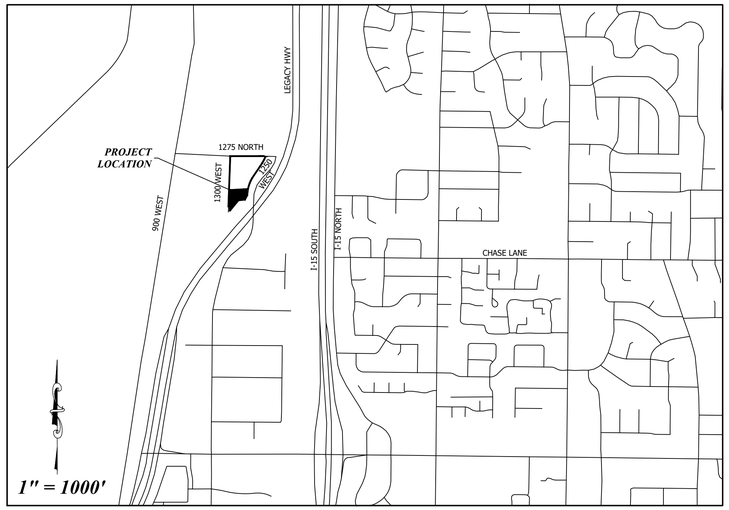
SALMON HVAC

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN

BENCHMARK **TOP OF GRATE**
ELEVATION **4217.42'**

H:\1943001\d_production\Civil\04_Plan Set

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

REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

REV #	BY	DATE
1	XXX	12/11/2020

CIVIL	XXX 12/11/2020
SURVEY	JRC 12/11/2020
ENGINEER	STA 12/11/2020

SALMON HVAC

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

1943001

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - CENTERVILLE CITY
    SEWER - CENTERVILLE CITY
    STORM DRAIN - CENTERVILLE CITY
    IRRIGATION - CENTERVILLE CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
EXISTING SPOT ELEVATION (30.82)
PROPOSED SPOT ELEVATION (30.82)
DOWNWARD GRADE (GRADE)
EXISTING INDEX CONTOUR (4258)
EXISTING MINOR CONTOUR
PROPOSED CONTOUR (4258)
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER (LIGHT)
ADA PARKING (PWR)
STREET LIGHT (TEL)
LIGHT POLE (LIGHT)
POWER POLE (PWR)
TELEPHONE POLE (TEL)
UTILITY POLE (UTIL)
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
EXISTING FIBER OPTIC (FO)
PROPOSED FIBER OPTIC (FO)
EXISTING NATURAL GAS (GAS)
PROPOSED NATURAL GAS (GAS)
EXISTING POWER (PWR)
PROPOSED POWER (PWR)
EXISTING OVERHEAD POWER (OHP)
PROPOSED OVERHEAD POWER (OHP)
EXISTING UNDERGROUND POWER (UGP)
PROPOSED UNDERGROUND POWER (UGP)
EXISTING TELEPHONE (TEL)
PROPOSED TELEPHONE (TEL)
EXISTING IRRIGATION LINE (IRR)
PROPOSED IRRIGATION LINE (IRR)
IRRIGATION MANHOLE (IRR)
IRRIGATION METER (IM)
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

EXISTING WATER LINE (W)
PROPOSED WATER LINE (W)
EXISTING FIRE PROTECTION (W)
PROPOSED FIRE PROTECTION (W)
WATER MANHOLE (W)
WATER METER (WM)
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING SEWER LINE (SS)
PROPOSED SEWER LINE (SS)
SEWER MANHOLE (SS)
EXISTING LAND DRAIN (LD)
PROPOSED LAND DRAIN (LD)
LAND DRAIN MANHOLE (LD)
EXISTING STORM DRAIN (SD)
PROPOSED STORM DRAIN (SD)
STORM DRAIN MANHOLE (SD)
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

POWER
TELEPHONE & TV
GAS
SEWER
WATER
IRRIGATION

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REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: :
Email: troy@salmonhvac.com

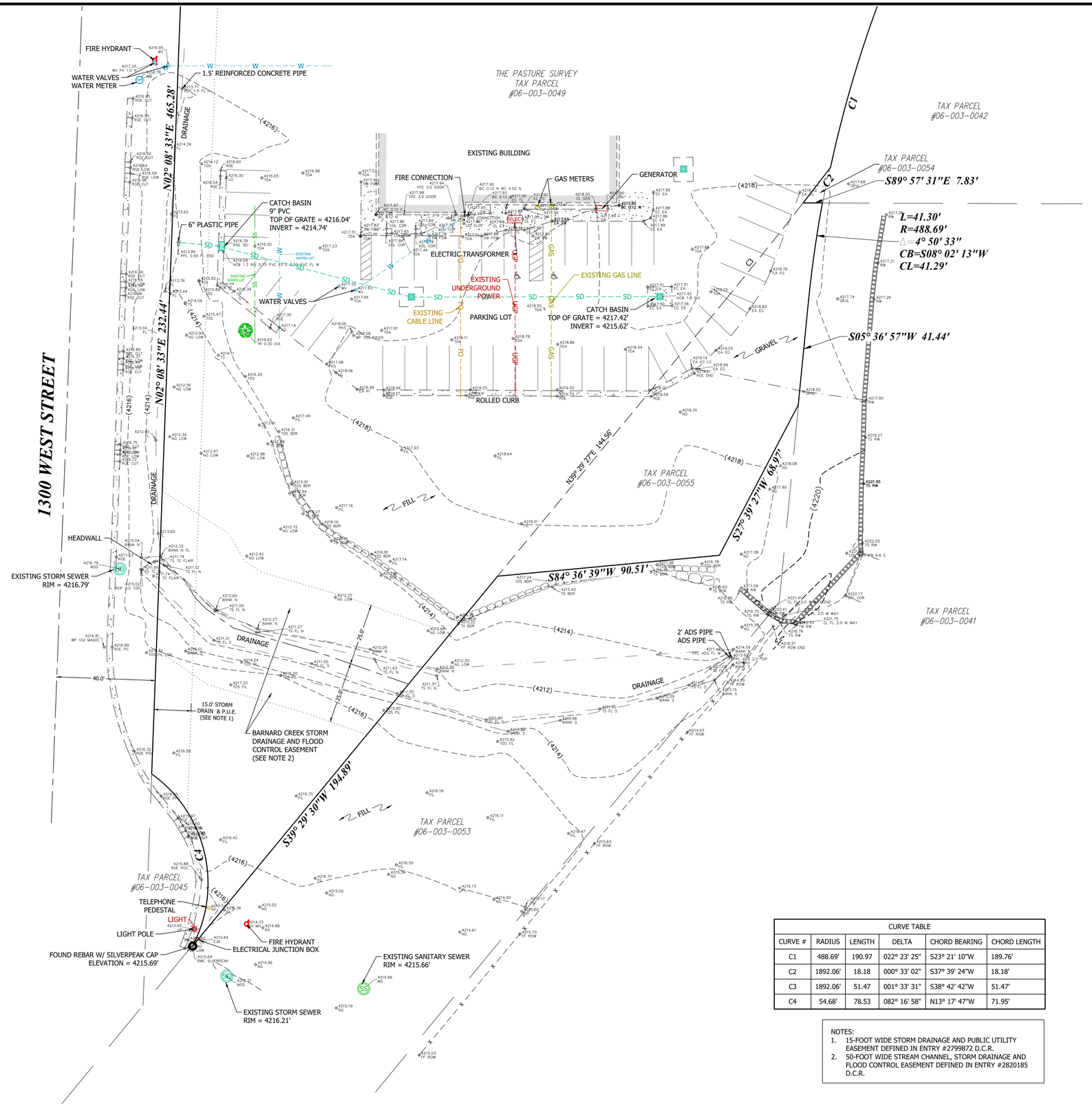
SALMON HVAC

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	JH
APPROVED:	STA
PROJECT #:	1943001
SITE1943001.dwg	

C101
NOTES & LEGEND



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

NOTES:
1. 15-FOOT WIDE STORM DRAINAGE AND PUBLIC UTILITY EASEMENT DEFINED IN ENTRY #2799872 D.C.R.
2. 50-FOOT WIDE STREAM CHANNEL, STORM DRAINAGE AND FLOOD CONTROL EASEMENT DEFINED IN ENTRY #2820185 D.C.R.

TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- WIRE FENCE LINE
- WATER LINE
- FLOW LINE
- EARTHEN BANK
- STORM DRAIN LINE
- PARKING
- RETAINING WALL
- ROCK WALL

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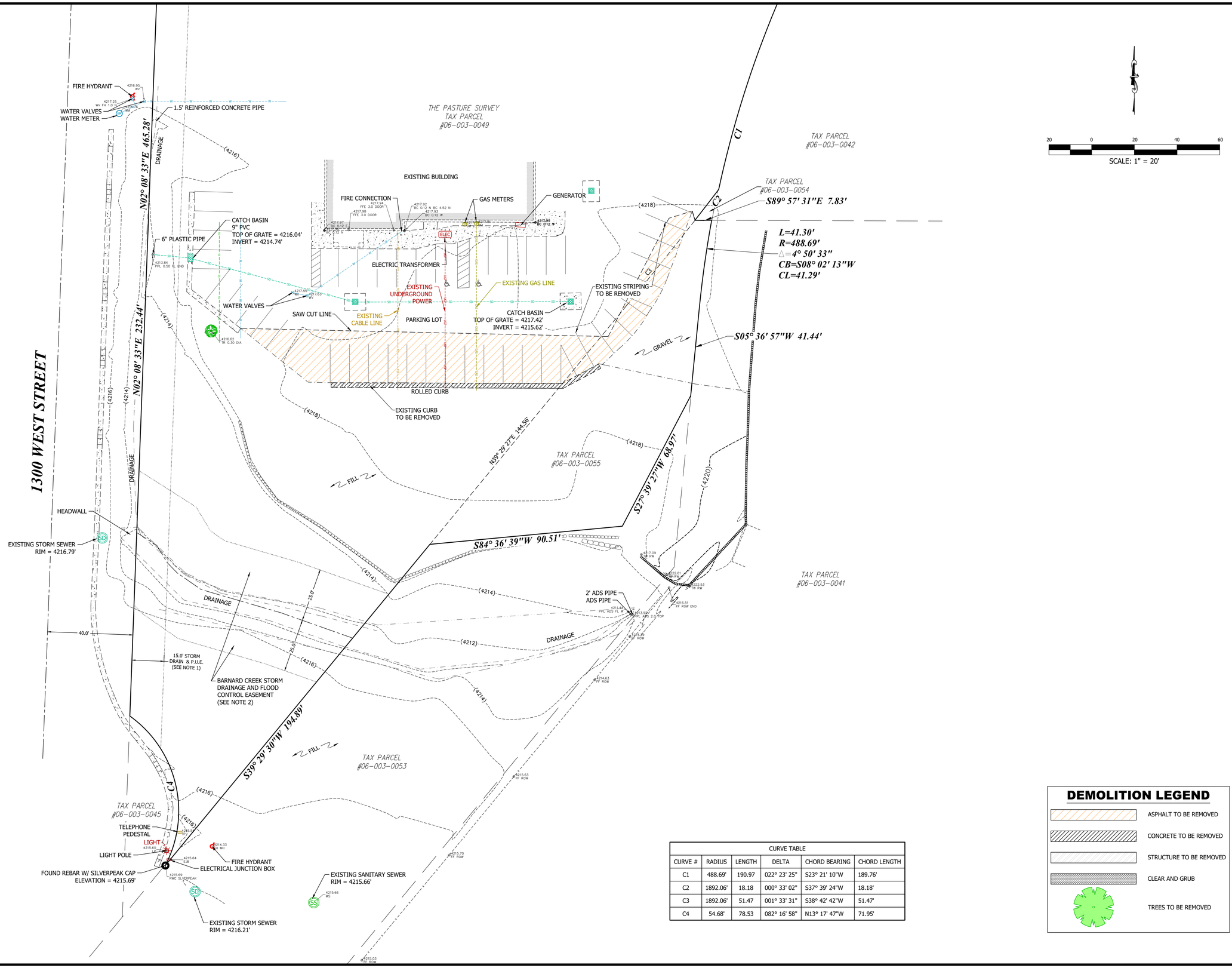
THE PASTURE PHASE 3
TAX PARCEL #06-003-0049 & #06-003-0055
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE, DAVIS COUNTY, UTAH

DRAWN: JAF	01/19/2021
APPROVED: JRC	01/19/2021
PROJECT #:	1943001
TOPO 1943001.dwg	

V200

TOPOGRAPHIC SURVEY



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DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

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REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
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SALMON HVAC

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: XXX
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

C300
DEMOLITION PLAN

EXISTING WATER LAT.

EXISTING SEWER LAT.

NEW WATER LINE CONNECT TO EXISTING WATER LINE

NEW SEWER CLEAN OUT

NEW 4" SEWER LATERAL AT 2% SLOPE

NEW SEWER CLEAN OUT

NEW TREES TO BE PLANTED MATCH EXISTING PLANTED TREES

MATCH EXISTING GRASSES AND SHRUB

EXISTING 3' ROCK WALL
BOW = 4213.60
TOW = 4216.60

SNOW STORAGE

EXISTING CABLE LINE

EXISTING UNDERGROUND POWER

ADA ACCESS ROUTE

EXISTING GAS LINE

BENCH MAKE
TOP OF GRATE = 4217.42'

ELEC

CURB STOPS

PROPOSED BUILDING
FFE = 4219.35

N39° 29' 27"E 144.56'

S27° 39' 27"W 68.97'

S84° 36' 39"W 90.51'

S89° 57' 31"E 7.83'

S05° 36' 57"W 41.44'

L=41.30'
R=488.69'
Δ=4° 50' 33"
CB=S08° 02' 13"W
CL=41.29'

NEW TREES TO BE PLANTED MATCH EXISTING PLANTED TREES

SCALE: 1" = 10'

SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE CONCRETE 6"X12" CURBWALL PER DETAIL, SHEET C900
- C-5 PRIVATE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
- C-10 PRIVATE CONCRETE PIPE BOLLARD DETAIL, SHEET C900
- R-1 MINOR CONCRETE RETAINING WALL WITH RAILING PER DETAIL, SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

NOTES

STORM DRAIN TO FLOW INTO EXISTING STRUCTURES.

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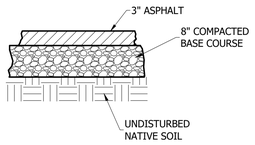
THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

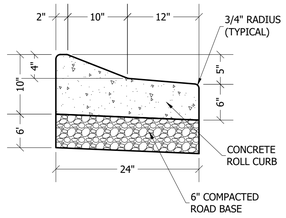
C400
SITE PLAN

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. PLACE MATERIAL PER APWA SECTION 32 05 10.



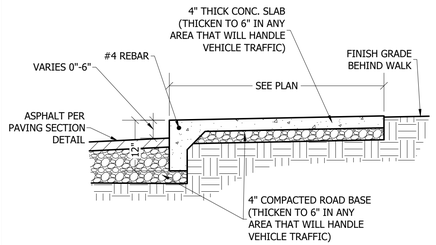
PRIVATE
ASPHALT SECTION
C-1 / C400 TYPICAL N.T.S.

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.



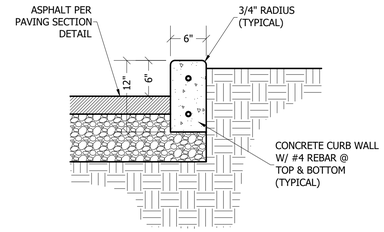
PRIVATE
24" RELEASE ROLL CURB
C-3 / C400 TYPICAL N.T.S.

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 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



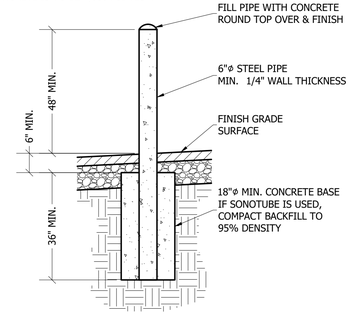
PRIVATE
THICKENED EDGE SIDEWALK
C-5 / C400 TYPICAL N.T.S.

NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE
CONCRETE 6"X12" CURBWALL
C-4 / C400 TYPICAL N.T.S.

NOTES
1. BACKFILL 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.



PRIVATE
CONCRETE PIPE BOLLARD
C-10 / C400 TYPICAL N.T.S.

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

Entellus™

REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: .
Email: troy@salmonhvac.com

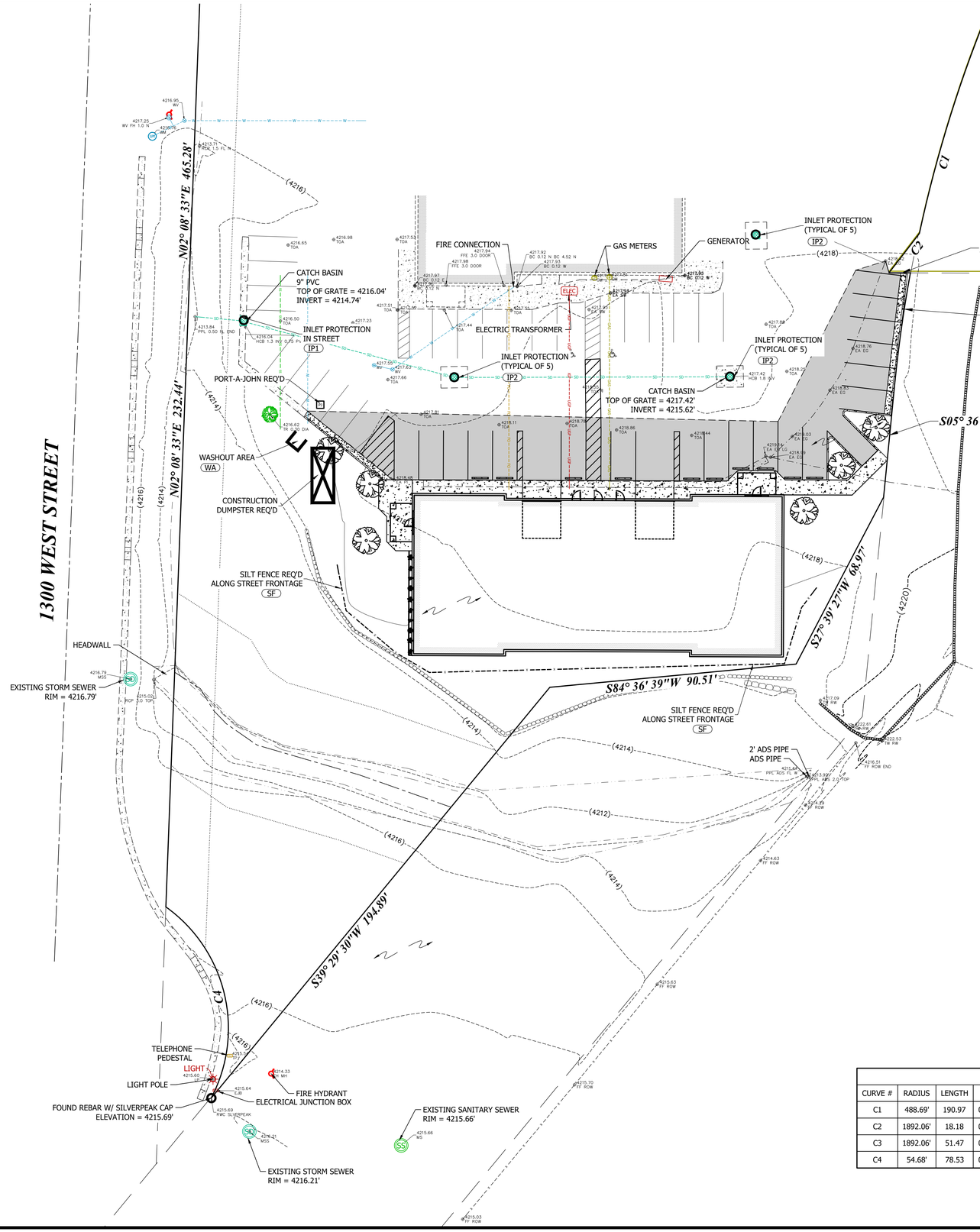
SALMON HVAC

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

C900
SITE DETAILS

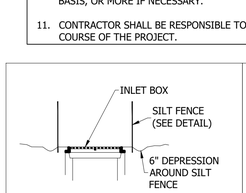


SCALE: 1" = 20'

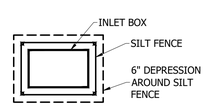
CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. 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.
8. 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 SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

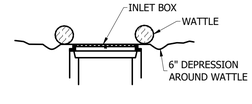


PROFILE VIEW

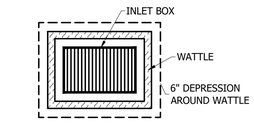


PLAN VIEW

IP1 EC100 INLET PROTECTION
TYPICAL
N.T.S.

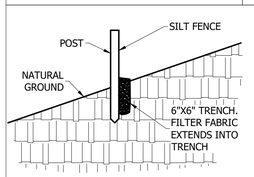


PROFILE VIEW

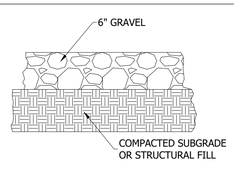


PLAN VIEW

IP2 EC100 INLET PROTECTION
TYPICAL
N.T.S.



SF EC100 SILT FENCE
TYPICAL
N.T.S.



WA EC100 WASHDOWN AREA
TYPICAL
N.T.S.

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

Entellus™

REGISTERED PROFESSIONAL ENGINEER
3/9/2021
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THE PASTURE PHASE 3
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CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
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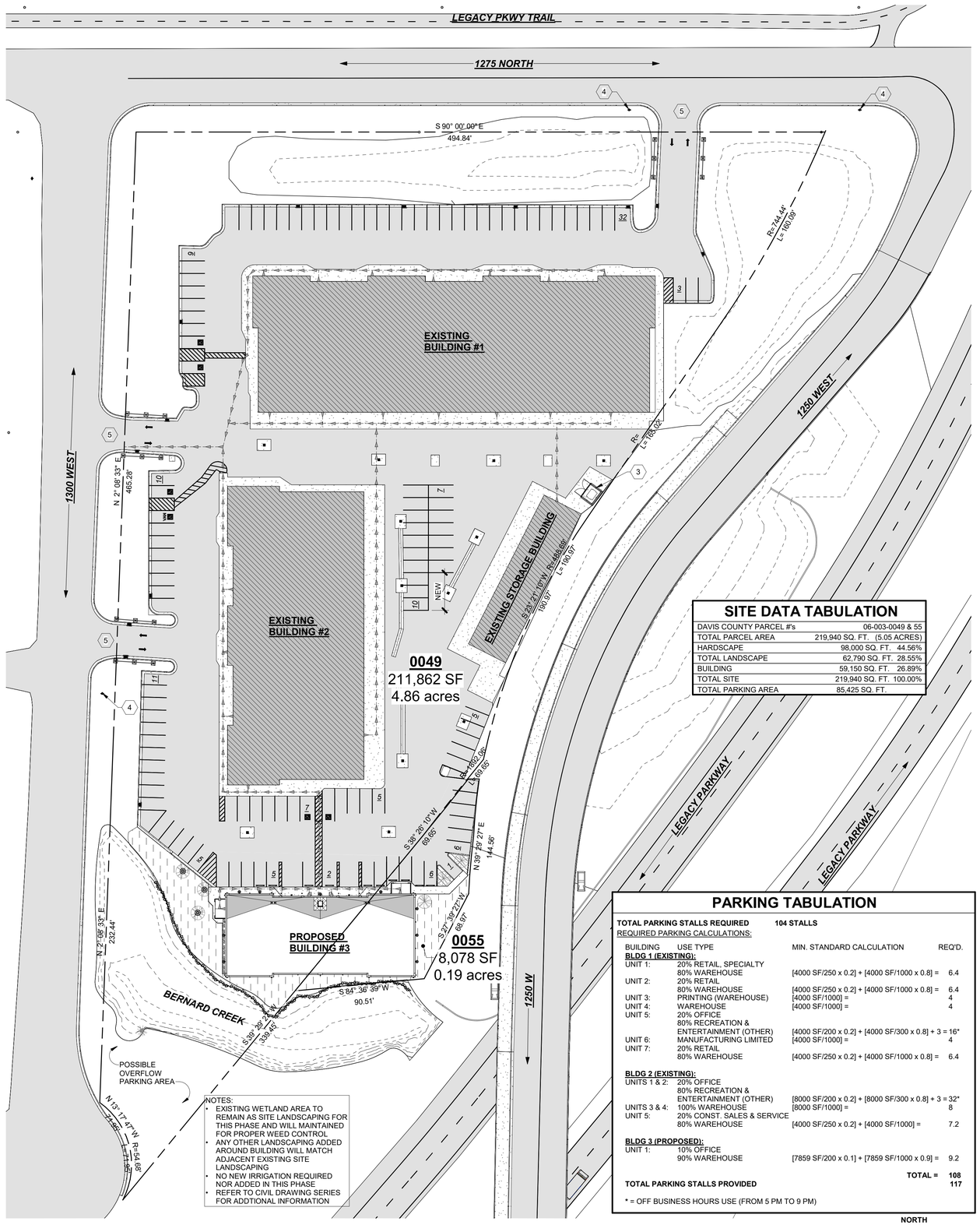
PROJECT #: 1943001
SITE1943001.dwg

EC100

EROSION CONTROL PLAN



SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0049 & 55
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	98,000 SQ. FT. 44.56%
TOTAL LANDSCAPE	62,790 SQ. FT. 28.55%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

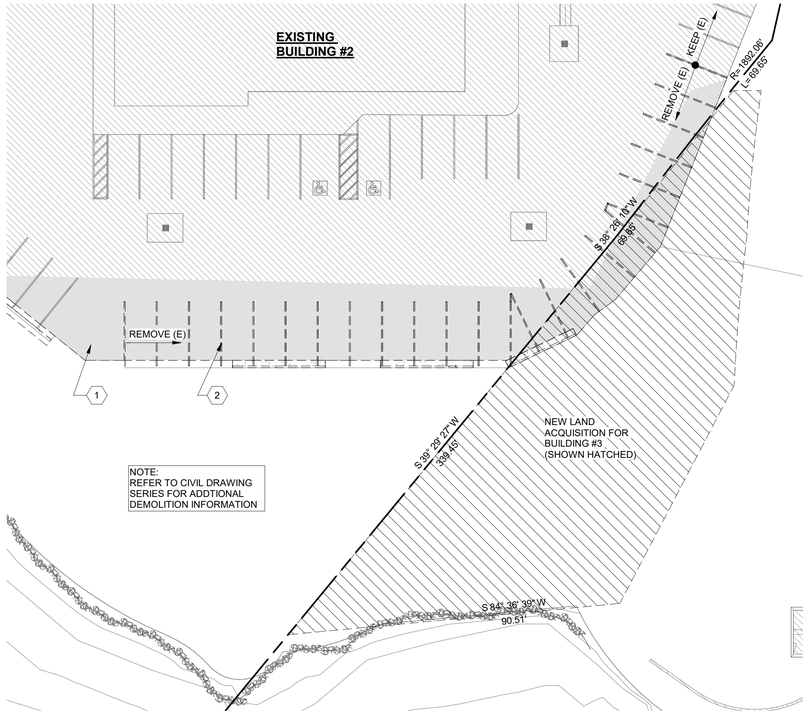
REQUIRED PARKING CALCULATIONS:

BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

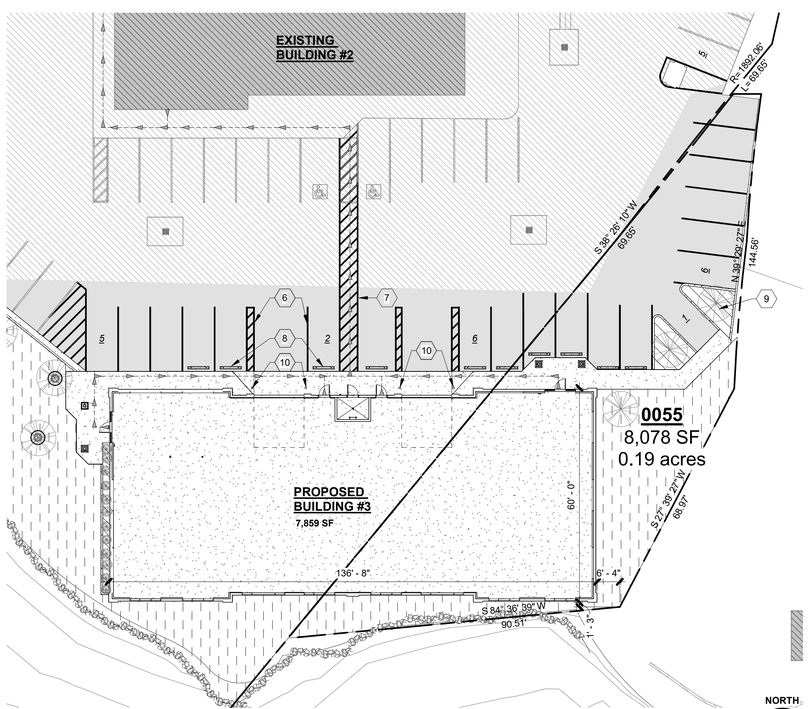
* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

NORTH

1 OVERALL ARCHITECTURAL SITE PLAN (COMPLETED)
1" = 40'-0"



3 ENLARGED ARCHITECTURAL SITE PLAN (EXISTING/DEMOLITION)
1" = 20'-0"



NORTH

2 ENLARGED ARCHITECTURAL SITE PLAN (NEW)
1" = 20'-0"

Realize structural engineering inc.
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

REFERENCE NOTES

1	EXISTING ASPHALT PAVEMENT TO BE REMOVED (SHOWN SHADED) - SEE CIVIL
2	EXISTING DESIGNATED PARKING TO BE RELOCATED
3	EXISTING DUMPSTER & ENCLOSURE
4	EXISTING FIRE HYDRANT
5	SITE ACCESS / EGRESS POINT (TYP. OF 3)
6	PAINTED STRIPING - REF CIVIL DRAWING SERIES
7	5' WIDE PAINTED ACCESSIBLE ACCESS ROUTE
8	CURB STOPS - SEE CIVIL
9	NEW PLANTING - SEE CIVIL
10	6" DIA. x 6'-0" HIGH STEEL PIPE BOLLARD - CONCRETE FILLED (PAINTED) - TYP.

GRAPHIC KEY - SITE

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- BIO MEADOW HYDROSEED OR UDWR PCEV
- LANDSCAPE MULCH
- ACCESSIBLE ROUTE TO PUBLIC WAY (MAX 5% SLOPE & 2% CROSS SLOPE)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
Jun Khaysavang
7336853-0301
05/21/21
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

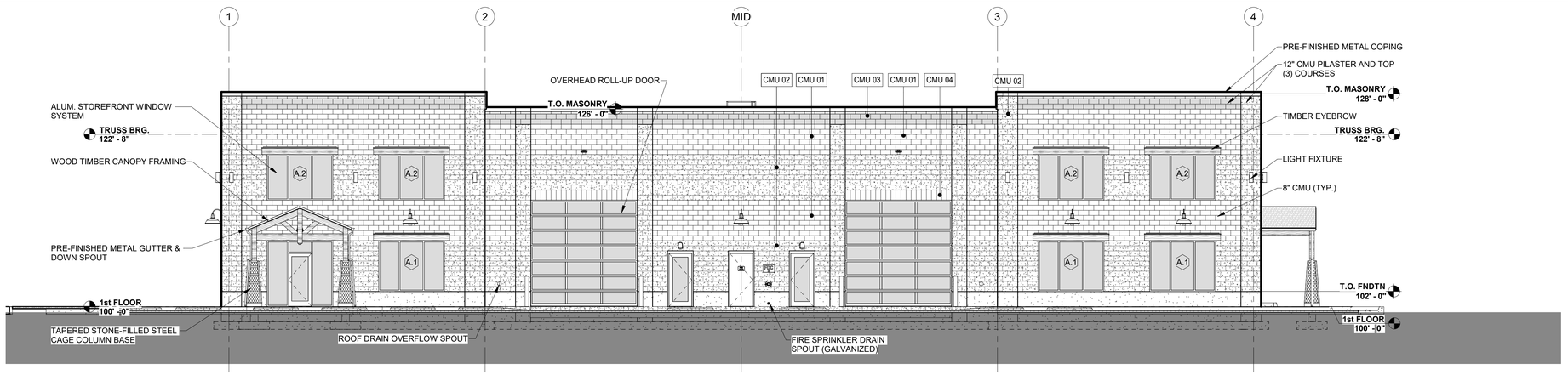
1265 W 1275 N - CENTERVILLE, UT

Sheet Title: ARCHITECTURAL SITE PLAN

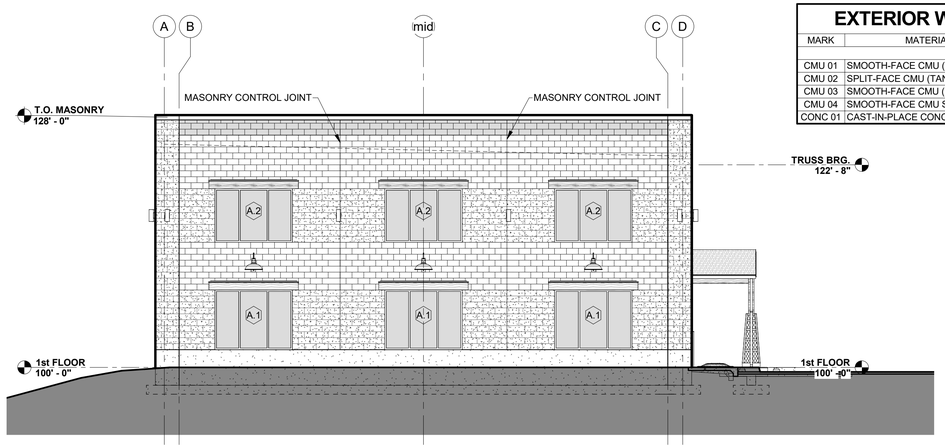
Project Number	
Date	05/21/2021
Drawn By	R48
Checked By	R48
Sheet Number:	AS100
Scale	As indicated

Print Full Scale on Sheet Size: 24" x 36"

9/29/2021 2:20:29 PM

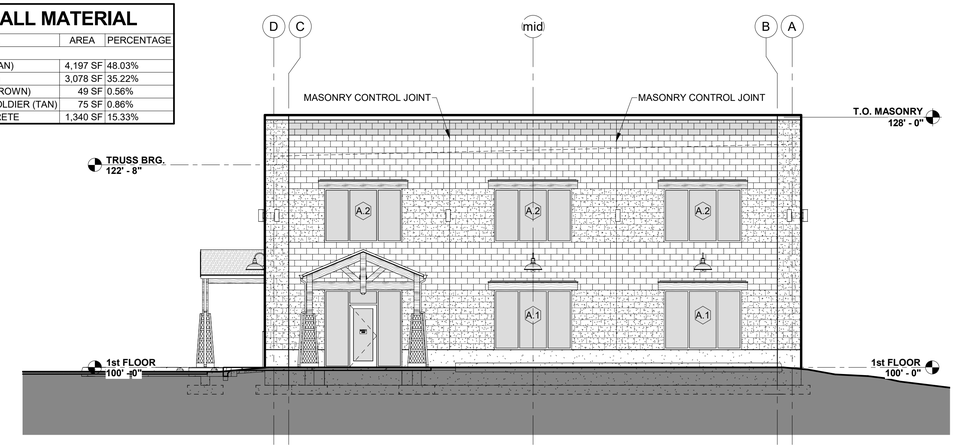


1 FRONT ELEVATION
1/8" = 1'-0"



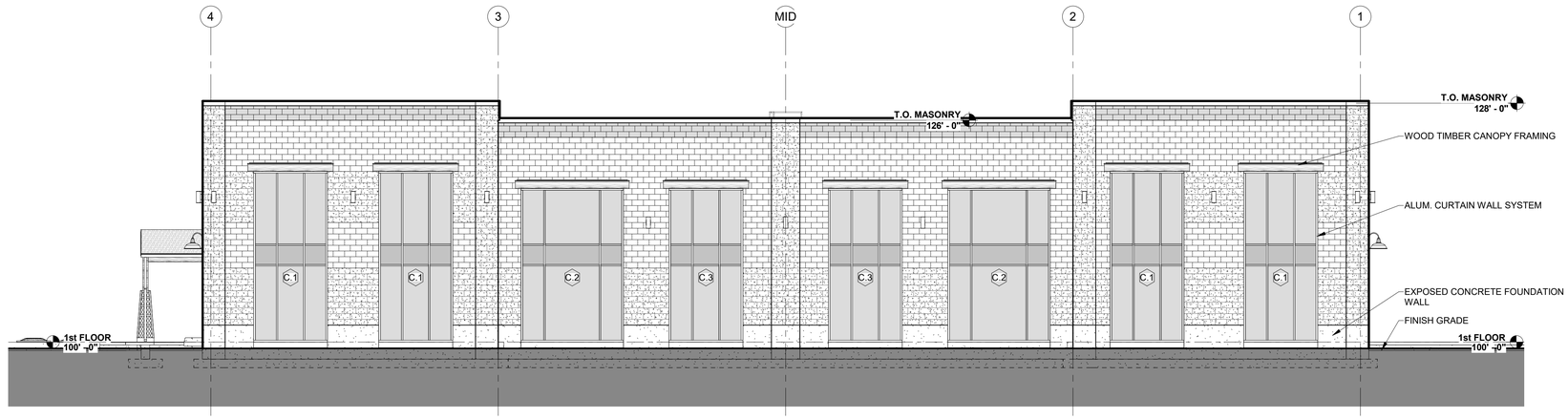
EXTERIOR WALL MATERIAL

MARK	MATERIAL	AREA	PERCENTAGE
CMU 01	SMOOTH-FACE CMU (TAN)	4,197 SF	48.03%
CMU 02	SPLIT-FACE CMU (TAN)	3,078 SF	35.22%
CMU 03	SMOOTH-FACE CMU (BROWN)	49 SF	0.56%
CMU 04	SMOOTH-FACE CMU SOLDIER (TAN)	75 SF	0.86%
CONC 01	CAST-IN-PLACE CONCRETE	1,340 SF	15.33%



2 LEFT ELEVATION
1/8" = 1'-0"

3 RIGHT ELEVATION
1/8" = 1'-0"



FACING LEGACY HIGHWAY

4 BACK ELEVATION
1/8" = 1'-0"

R48

REFERENCE NOTES

MATERIAL KEY

- GLASS
- SPANDREL PANEL
- SMOOTH-FACE CMU
- SMOOTH-FACE CMU BAND
- SPLIT-FACE CMU
- CONCRETE

NOTE:

- MASONRY, TIMBER AND OTHER ACCENT MATERIALS TO MATCH EXISTING ADJACENT ELEMENTS, WHICH COMPLIES w/ CZC 12.68.300, SHORELANDS COLOR PALETTE.
- EPDM ROOFING MATERIAL TO BE WHITE

ITEMS TO BE BRONZE IN COLOR:

ALUM.: STOREFRONT, CURTAIN WALL. METAL: COPING, GUTTERS, DOWNSPOUTS, DRIP EDGE, EXPOSED FLASHING, ROLL-UP DOORS, HOLLOW METAL DOORS & FRAMES EXCEPT FIRE RISER ROOM TO BE TAN TO MATCH ADJ. MASONRY.

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL SITE PLAN APPROVAL SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
LICENSED ARCHITECT
09/16/21

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: EXTERIOR ELEVATIONS

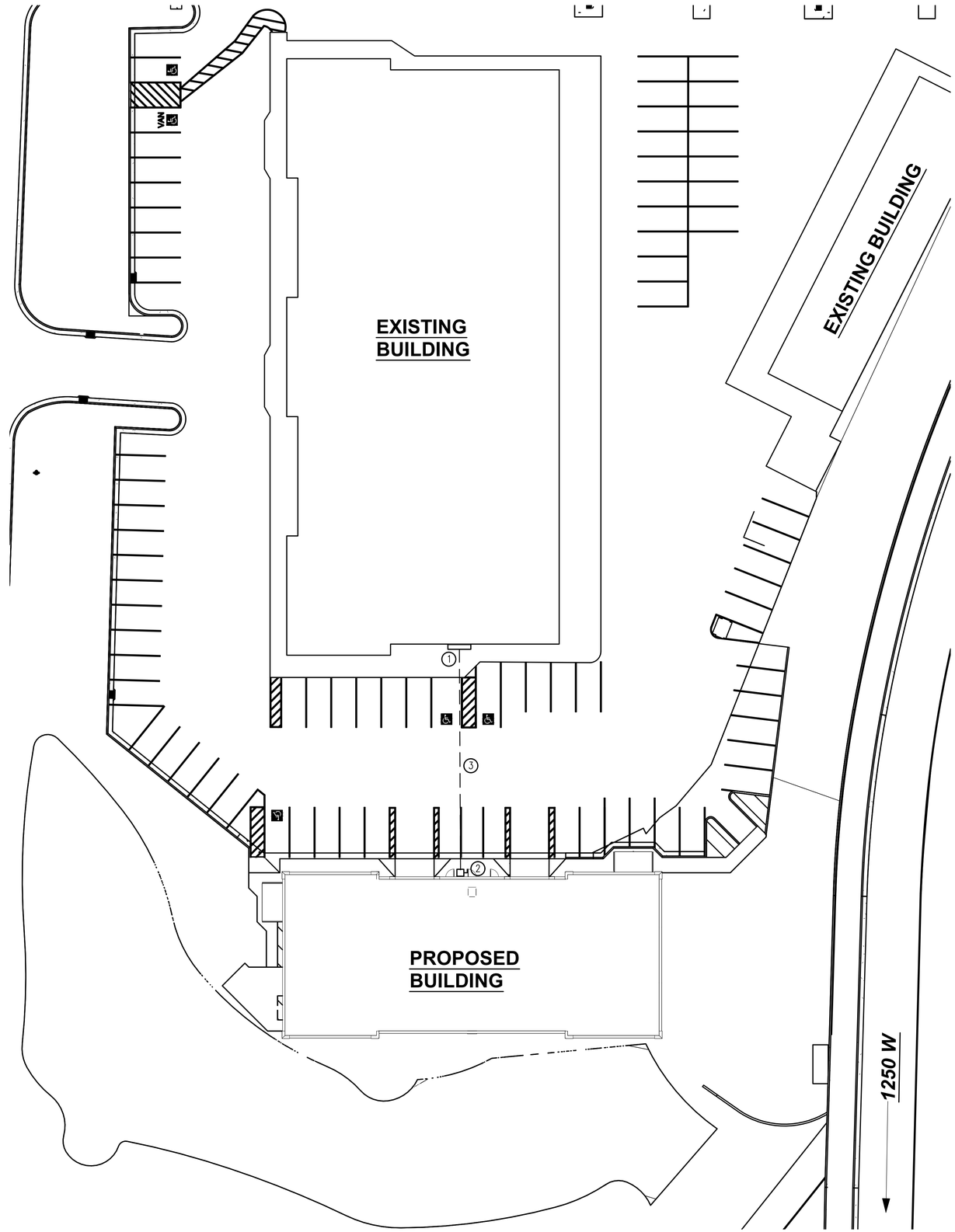
Project Number	
Date	09/16/2021
Drawn By	R48
Checked By	R48

Sheet Number: A200

Scale 1/8" = 1'-0"

Print Full Scale on Sheet Size: 24" X 36"

9/16/2021 2:11:28 PM



REFERENCE NOTES

1. EXISTING METERING CENTER. WITH 200A 3P CIRCUIT BREAKER AND METER. SEE ONELINE DIAGRAM SHEET E2.1.
2. PROPOSED LOCATION BUILDING ELECTRICAL SERVICE ENTRANCE DISCONNECT.
3. COMPLY WITH NEC 300.5 FOR BURIAL DEPTH OF UNDERGROUND RACEWAYS.

NORTH

ELECTRICAL SITE PLAN

SCALE: 1"=20'-0"

FELLEX ENGINEERING
Eden-St. George, Utah
Phone - 801-913-3111
sssss@fellex.com

No.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 05-07-21

project name: THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

sheet title: ELECTRICAL SITE PLAN

file: THE PASTURE

project #: SH-2102

sheet: E1.0

date: 05-07-21

NORTH

PHOTOMETRIC SITE LIGHTING PLAN

SCALE: 1"=30'-0"

FELLEX ENGINEERING
Eden-St George, Utah
Phone - 801-913-3111
sussi@fellex.com

FELLEX ENGINEERING

No.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 05-07-21

project name: THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

sheet title: PHOTOMETRIC SITE LIGHTING PLAN

file: THE PASTURE

project #: SH-2102

sheet:

E1.0B

date: 05-07-21

SALMON HVAC

PUNISHER
COMPLEX
SALMON
MECHANICAL
SALMON HVAC

SALMON
MECHANICAL
SALMON HVAC

SALMON HVAC

EMIRATES

SALMON
HVAC
501.397.0030

EMIRATES
SHIPPING LINE

Across the street

Pastures Phase 3 BEYOND INSTALLMENT	Final Site Plan Amd 1230 N 1300 W St 5 Approved 12/8/2021 Bond Agreement	Cash Bond Entered 01/04/2022 CA# 10-2313-2910 Pasture, LLC 1230 N 1300 W, St 5 Centerville, UT 84014	None	$2,500		$2,500	07/05/2023 Estimated Beyond Installment Period			Original bond for landscaping and BMPs; posted 12/21/21; agreement finalized in 2022; check on next spring 12/15/22; WB will follow up 6/14/23; WB to check 9/21/23; WB sent CS email that landscaping is incomplete 11/13/23; follow up in spring 12/21/23; WB and CW to check on landscaping and BMPs for bond reduction 3/21/24; ME to send courtesy letter 6/20/2024; see if any letters have been sent 6/19/25; LR to confer with CS 9/18/25; ME landscaping not complete; needs site plan amendment 11/24/25

Original bond for landscaping and BMPs; posted 12/21/21;

agreement finalized in 2022 - check on next spring 12/15/22;

WB will follow up 6/14/23;

WB to check 9/21/23;

WB sent CS email that landscaping is incomplete 11/13/23 - follow up in spring 12/21/23;

WB and CW to check on landscaping and BMPs for bond reduction 3/21/24;

ME to send courtesy letter 6/20/2024;

see if any letters have been sent 6/19/25;

LR to confer with CS 9/18/25;

ME landscaping not complete; needs site plan amendment 11/24/25

AMENDED FINAL SITE PLAN – THE PASTURE BUSINESS/INDUSTRIAL PARK - Consideration of an amended final site plan for The Pasture Business/Industrial Park; which consists of changes to a rock wall, landscaping and entryway features, to be located at approximately 1275 North 1300 West. Shorelands Commerce Park District. Applicant, Troy Salmon.

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved an amended conceptual site plan for The Pastures project and accepted the alterations that were proposed, i.e., changes to landscaping plan, rock wall, bridge, and signage. The applicant has submitted the necessary plans, has complied with the conditions of the amended conceptual site plan and is now ready for final site plan approval. The proposed amendments do not alter the use on the site and do not change the general layout of the site. All proposed alterations meet the intent of the Shorelands Commerce Park District. The applicant has met all applicable Army Corps of Engineer requirements for the wetland areas. The applicant will need to continue addressing engineering and drainage issues with the City Engineer and Public Works Director. Staff has reviewed the application and recommends approval.

Lisa Romney, City Attorney, explained there are several utility easements required for this property. She suggested an additional condition be added requiring the recordation of all easements prior to the issuance of a building permit.

Chair Hirschi made a **motion** for the Planning Commission to approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

Conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014.
2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012.
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit.
6. Applicable bonding shall be posted and all professional service fees shall be paid.

7. The applicant shall continue to work with the City Engineer concerning culverts, drainage issues and other related engineering issues.
8. The applicant shall provide and record the required utility easements prior to issuance of a building permit.

Reasons for Action (findings):

a. An amended final site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)]
b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
c. A complete final site plan has been submitted, meeting the requirements found in Section 12-21-110(e)(1) of the Zoning Ordinance.
d. The proposed amendments meet the final site plan review criteria found in Section 12-21-110(f) of the Zoning Ordinance.
e. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, concerning development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

The motion was seconded by Commission Merrill and passed by unanimous roll-call vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, April 23, 2014.
2. Upcoming Agenda Items
   - Accessory Dwelling Units

The meeting was adjourned at 7:40 p.m.

David Hirschi, Chair

5-6-14
Date Approved

Kathleen Streadbeck, Recording Secretary

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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

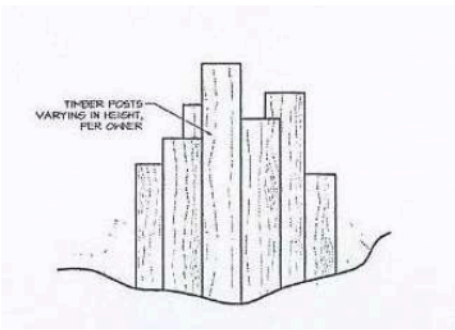
STAFF REPORT
AGENDA: ITEM 2

APPLICANT:	**TROY SALMON** **SALMON HVAC** **605 NORTH 1250 WEST #13** **CENTERVILLE, UT 84014** **tsalmon@salmonhvac.com**
PROPERTY:	**1275 NORTH 1300 WEST**
ACREAGE:	**4.86 ACRES**
ZONING:	**SHORELANDS COMMERCE PARK (SCP) DISTRICT**
LAND USE:	**OFFICE/INDUSTRIAL**
APPLICATION:	**FINAL SITE PLAN APPROVAL - AMENDED**
RECOMMENDATION:	**APPROVE THE FINAL SITE PLAN**

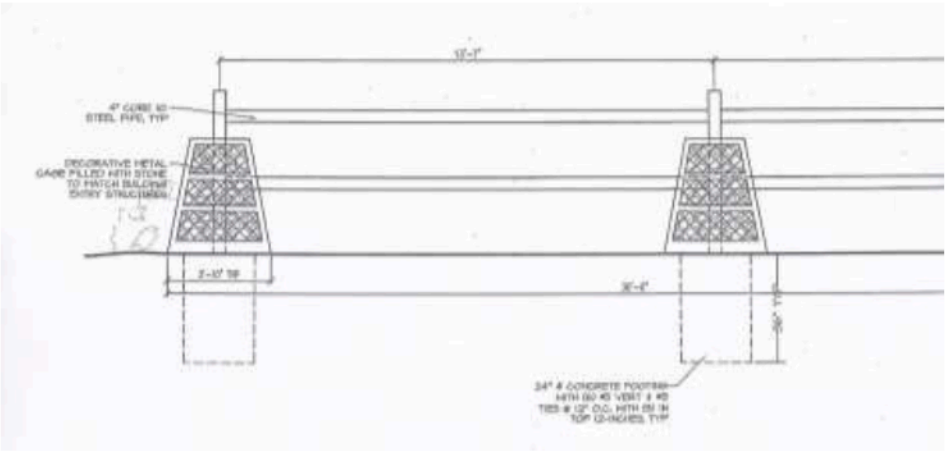
BACKGROUND
On February 26, 2014, the Planning Commission reviewed the amended conceptual plans for The Pasture project and accepted the alterations that were proposed. As a reminder, the applicant has proposed the following changes:

- The wall is proposed to be more of a straight upright wall then originally planned

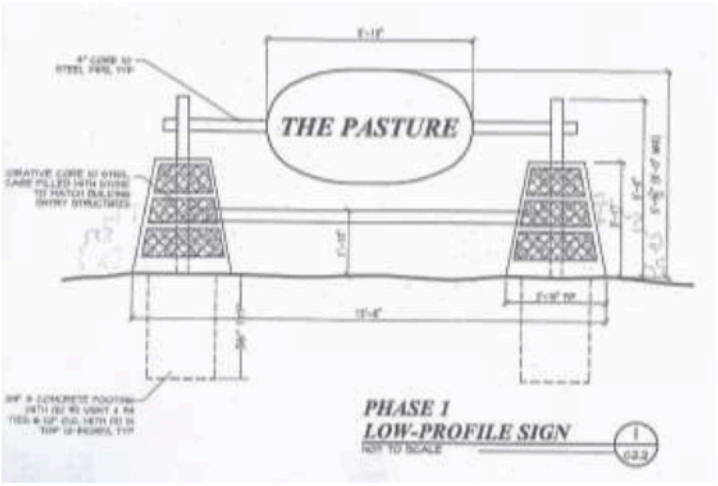
- The timbers will still be a decorative feature in the wall, just placed in the front.



- The Bridge feature will consist of metal cages filled with rocks and Core 10 Steel pole rails.



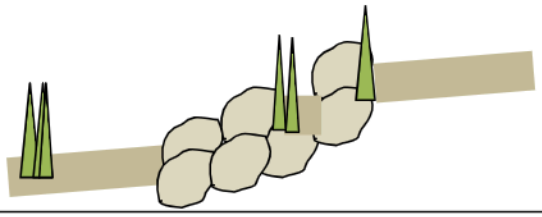
- Signage will also consist of the Core 10 Steel and match the design of the bridge.



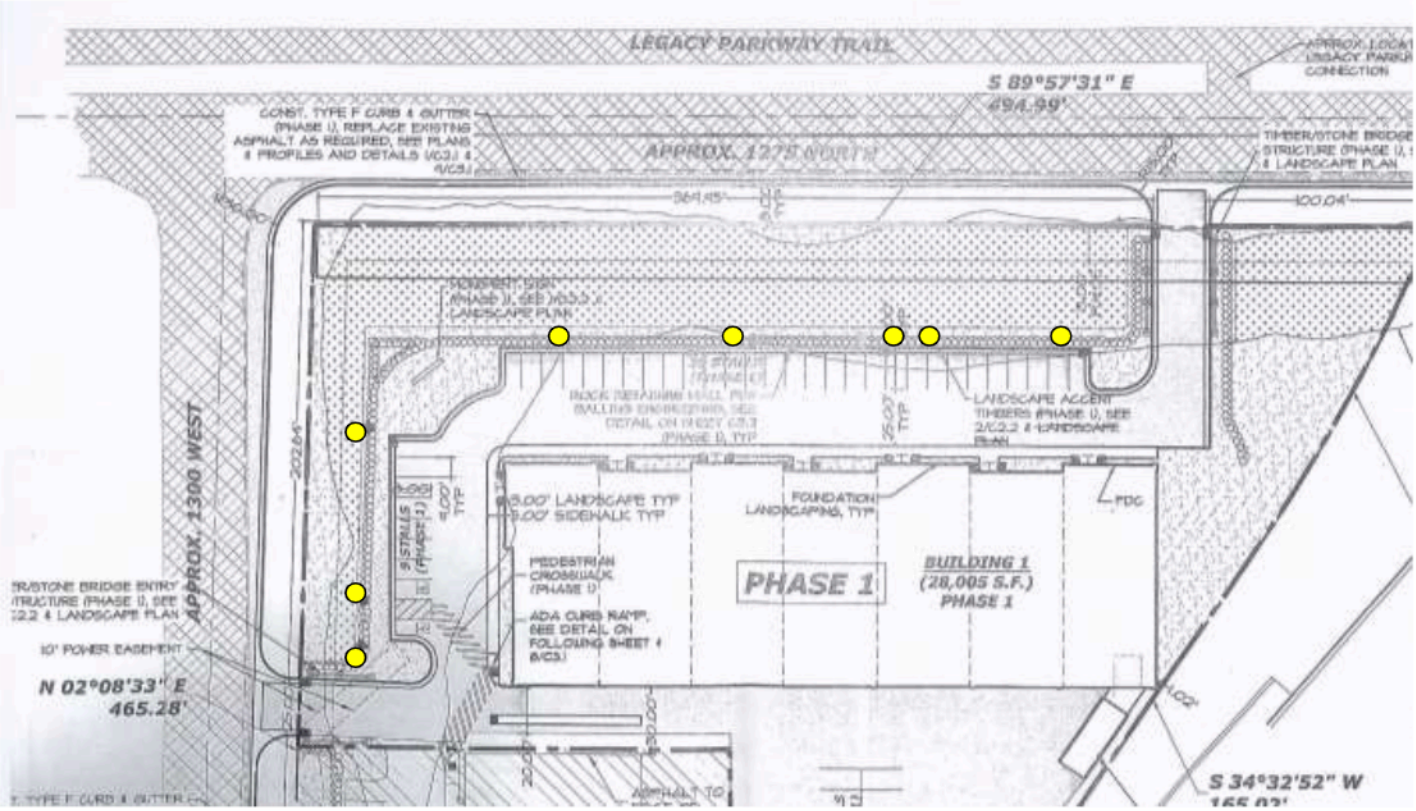
PREVIOUS CONCEPTUAL ACCEPTANCE SUMMARIZED

A final site plan application was submitted on March 16, 2014 along with a site plan. The following is a summary of those items that have been completed and clarified from the Conceptual Site Plan Acceptance:

- A landscaping plan was submitted prior to the amendment and has not changed in style and type of plantings. Staff is accepting of the landscaping plan and will require the applicant to adhere to what was approved at the original final site plan approval on April 25, 2013. The plantings must be integrated around the rock wall to add a natural variety.
- All driveways have been extended as to have 25 feet of drive isle width, plus additional space for the bridge feature
- The front corner of the rock wall has been modified as to create a stepping from the wetland area to the parking lot



- The front timbers have been interspersed along the front wall and appear to be even intertwined with the wall (Timber feature is indicated by the yellow markers).



FINAL SITE PLAN REVIEW:
The proposed amendments are not altering the use on site and are not changing the general layout of the site. All landscaping percentages and parking requirements are not being altered and will remain the same. All proposed alterations meet the intent of the Shorelands Commerce Park. The applicant will need to continue addressing engineering issues with the City Engineer and Public Works Director. After meeting with staff, it was determined the culverts located under the two bridges on the west portion of the lot are too small. These will need to be upsized; however in speaking with the Public Works Director, the City will be participating in this upgrade financially with the applicant. In addition, they also need to increase the drainage swell adjacent to the southwest driveway to specifications deemed appropriate by the City Engineer.

PLANNING STAFF RECOMMENDATION
Staff recommends that Planning Commission approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014

2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit
6. Applicable bonding shall be posted and all professional service fees shall be paid
7. The applicant shall continue to work with the City Engineer concerning culverts, drainage issues and other related engineering issues.

Suggested Reasons for Action (findings):

a. An amended final site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)]
b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
c. A complete final site plan has been submitted, meeting the requirements found in Section 12-21-110(e)(1) of the Zoning Ordinance.
d. The proposed amendments meet the final site plan review criteria found in Section 12-21-110(f) of the Zoning Ordinance.
e. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, concerning development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

depicted in the submittal dated April 1, 2021 and as presented to the City, to Shorelands Commerce Park (SCP), with the following reasons for action. Commissioner Hayman seconded the motion, which passed by unanimous vote (7-0).

Reasons for Action:

a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).
b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.
c. The Planning Commission finds the request for SCP Zoning designation is appropriate.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – PASTURE BUSINESS PARK PHASE 3

Final Site Plan approval was given on April 25, 2012 for a three-phase development known as The Pasture Business Park. The applicants since purchased an additional piece of property, parcel 06-003-0055 (see previous agenda item) and subsequently redesigned the third phase of development, causing a need for conceptual and final review by the Planning Commission. Ms. Wood presented the proposed Conceptual Site Plan. Mr. Salmon added that conceptual architecture and colors would match Phases One and Two.

Chair Daly opened a public hearing at 7:21 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wilcox made a **motion** to approve Conceptual Site Plan for The Pasture Business Park Phase 3 at approximately 1230 North 1300 West with the following directives. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0).

Directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel -06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.
5. All building colors and materials used within the Pasture's project shall comply with CZC 12.68.300, Shorelands Color Palette.

PUBLIC HEARING – SUMMERHILL LANE – PRELIMINARY SUBDIVISION

Community Development Director Cory Snyder presented a Preliminary Subdivision Plan for the Summerhill Lane Subdivision. City Engineer Kevin Campbell showed the north end of the City's Storm Drain Master Plan. He emphasized the City was gaining significant drainage improvements with the West Davis Corridor Project. He explained subdivision drainage design, and stated every lot in Summerhill Lane would have a privately owned and maintained drainage inlet box. Mr. Campbell said he believed the drainage system was well designed, and said he suspected any potential problems would be related to maintenance by the individual property owners.

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

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER:	**SALMON HVAC**
APPLICANT:	**SALMON HVAC** **c/o CRAIG and TROY SALMON** **1230 N 1300 W SUITE 5** **CENTERVILLE, UT 84014** **(csalmon at salmonhvac dot com)**
PROPERTY LOCATION:	**1230 N 1300 W**
PARCEL SIZE:	**5.05 ACRES**
ZONING DISTRICT:	**SHORELANDS COMMERCE PARK**
APPLICATION:	**CONCEPTUAL SITE PLAN**

BACKGROUND

Final Site Plan approval was given on April 25, 2012 for a three-phase development known as The Pasture Business Park. The applicants have since purchased an additional piece of property, parcel 06-003-0055 (see 04.28.2021 Zoning Map Amendment application) and subsequently redesigned the third phase of development. These changes instigate the need to go through conceptual and final review by the Planning Commission.

CODE REQUIREMENTS

Table of Uses 12.36

Warehouse, limited and Office, General are both permitted uses in the Shorelands Commerce Park

Zone.

General Plan 12-480-6 West Centerville Neighborhood

Commercial, industrial, and a mix of residential uses are the preferred zones in the West Centerville Neighborhood. There are a mix of environment concerns listed in the General Plan in this area, namely wetlands, FEMA mapped floodplains, and the Davis County Shorelands Master Plan. As this project has already been approved following the majority of the General Plan considerations, staff does not see a problem as far as use or how this update will affect the area. Staff's concern is the wetlands in the area surrounding Bernard Creek (to the south of the project). The applicants received Army Corps of Engineer approval for original construction, but with the addition of land, and an update to the site plan staff believes a new Army Corps of Engineer review is required.

CZC 12.47.100 Design Pattern Book

Previously approved with the 2012 approval. New building architecture and landscaping are required to match the previous approval. Notes provided in documents state that building elevations and landscaping will match. Staff will need verification of the landscaping materials.

CZC 12.47.300 Shorelands Commerce Park Development Standards

	Required	Actual	Compliance
Distance between buildings	6 feet	36 feet +	YES
Maximum height, main building	35 feet	Not Provided	NO
Street Side Yard Setback	20 feet	20 feet +	YES
Hard Surfacing, maximum of lot or parcel	70%	44.56%	YES
Off-street Parking	108 stalls	117 Stalls	YES

Additionally, a lighting plan is required for the additional building and parcel. None have been provided and will be required as a directive for Final Site Plan.

CZC 12.68 Shorelands Commerce Park District Design Standards

Staff is operating under the assumption that the applicants plan to follow building and landscaping materials previously approved and provided in their Design Book. The colors of the mail façade (tan and brown) appear to match the previous phases and the color palette provided in CZC 12.68.300. If the applicants choose another concept, a new design book will be required for review at Final Site Plan.

CZC 12.54 Signage

No signage has been proposed with this third building. All signage will go through the building permit process at time of installation, but staff also recommends requiring signage (wall signage or otherwise) to be presented during the final site plan stage of the approval process.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to APPROVE the Conceptual Site Plan for The Pasture Business Park Phase 3 at approximately 1230 North 1300 West with the following directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel 06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.
5. All building colors and materials used within the Pasture's project shall comply with CZC 12.68.300, Shorelands Color Palette.

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 27, 2021
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
Kevin Daly, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Spencer Summerhays
Christina Wilcox

MEMBER ABSENT
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Russell Wilson, Symphony Homes
Kevin Anderson, Symphony Homes
Craig Salmon, Salmon HVAC
Jim Flint, Hanson and Associates

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Shegrud

FINAL SUBDIVISION – SUMMERHILL LANE

Community Development Director Cory Snyder expressed the opinion that the Final Subdivision Plan submittal for the Summerhill Lane Development was complete, and the applicant met all conditions of Preliminary Plat Approval. He explained that the Packer Family filed an Appeal of the Preliminary Subdivision Approval for Summerhill Lane. The filed appeal raised the following two aspects of the approval: "(1) The Preliminary Plat did not include or otherwise reflect the Packer Easement even though the Easement was noted as Exception 17 in the Symphony Homes' title report submitted with its application; (2) The Packers are also entitled to a prescriptive easement from the north end of the 400 West Street to their property. This is not an easement of record, but one claimed by usage." Mr. Snyder informed the Commission that just prior to the holding of the Appeal Hearing with the Board of Adjustment, the Packer Family and Symphony Homes reached a settlement regarding the filed appeal. The settlement included the following elements:

a) Symphony would revise the preliminary plat to include said "Prescriptive Easement," as was discussed by the parties.
b) Both sides would reserve their rights, claims, defenses, etc. for litigation.

Upon completion and resubmittal of the Revised Preliminary Subdivision Plat, the City received notice from the Packer Family's Attorney that the Appeal was officially withdrawn. Consequently, the Revised Preliminary Plat submitted to the City by Symphony Homes was

included in the packet for Planning Commission consideration. Mr. Snyder advised that it was not his or the Planning Commission's role to adjudicate on a claim of use not recorded against the property. The prescriptive easement was included on the Revised Plat.

Responding to questions from the Planning Commission regarding buyer awareness of the prescriptive easement, Mr. Snyder and City Attorney Lisa Romney stated potential buyers would be able to see the notice of interest on the Plat. Mr. Snyder emphasized he did not believe it was the Planning Commission's role to take either side. He spoke of the risks to all parties moving forward, and commented on the Planning Commission's responsibility to make a decision based on current City Code. Chair Daly said he understood it was not the Planning Commission's role to perfect the claim, but pointed out that if the claim were to be perfected, several lots on the north side of the street would be affected.

Commissioner Summerhays asked what mechanism was in place to update the Plat after a final decision. Mr. Snyder responded that a plat amendment could change the notes, but no mechanism was in place to force a plat amendment. Property owners would be able to respect the easement, if perfected, without amending the plat. The Planning Commission reviewed the Revised Preliminary Subdivision Plat.

Commissioner Shegrud asked who determined conditions placed on easements. Mr. Snyder said easements were defined by type and purpose. The prescriptive easement under discussion was not perfected or defined. It was the role of a judge in a court of law to define the easement if a settlement was not reached by the parties.

Ms. Romney stated it was staff's position that the prescriptive easement and the easement a pertinent had not been perfected and was not in the Title Report; therefore, it was not existing and was not required under City ordinance to be shown on the Final Plat. She suggested including a condition of approval specifying that Lots 120-134 were affected by the notice of interest. Commissioner Summerhays expressed the opinion that failing to include such a condition would potentially be harmful to future buyers.

Russ Wilson, Land Manager with Symphony Homes, stated the purported easement was noted on the Final Plat and in the Title Report. He said a notice would be provided to potential homebuyers that the purported easement existed. Mr. Wilson said lot sizes and proposed home sizes would not be affected if the purported easement were established by a court of law. Responding to Commissioner Kjar, Mr. Wilson confirmed Symphony Homes intended to be bound by the statement that notice would be provided to potential homebuyers of the purported easement.

Mr. Wilson explained the applicant worked extensively with the City Engineer to design a drainage system. Responding to a question from Commissioner Shegrud, Mr. Wilson described plans for open space in the development. Kevin Anderson, attorney for Symphony Homes, stated his opinion of the Planning Commission's scope of consideration for the Final Subdivision request. He said Symphony Homes had worked very hard to satisfy all City Code requirements. Mr. Anderson recognized there was risk to Symphony Homes in moving forward with the purported easement, and explained the applicant desired to move forward with developing lots not impacted by the easement claim. He described the alley that would exist behind the affected lots if the purported easement were established by a court of law.

Chair Daly commented that the situation had been difficult. He expressed the opinion that the Final Plat application complied with City Code. Commissioner Wilcox said she agreed. Commissioner Summerhays expressed concern that the specific lots affected by the notice of interest were not noted on the Final Plat. Ms. Romney repeated that City Code required existing easements to be specified on a final plat, and the notice of interest was not an existing

easement. She repeated the suggestion to include a condition of approval specifying that Lots 120-134 were affected by the notice of interest. Ms. Romney requested that the Planning Commission add a condition that the developer shall enter into a long-term storm water facilities maintenance plan with the City if required under City permit.

Chair Daly **moved** to recommend approval of the Final Subdivision Plat and Plan for the Summerhill Lane Subdivision to the City Council, as submitted by the applicant to the Commission, with the following conditions and reasons for action. Commissioner Wilcox seconded the motion, which passed by majority vote (4-1), with Commissioner Shegrud dissenting, and an abstention from Commissioner Kjar.

Conditions:

1. Developer shall enter into a long-term storm water facilities maintenance plan with the City if required under City permit.
2. Applicant shall add "affecting Lots 120-134" to Plat Note #2 on the Final Plat.
3. Developer shall provide notice of claim of interest to potential purchasers of Lots 120-134.

Reasons for Action:

a) The Planning Commission finds that in November of 2020, the City approved a PDO Rezone and Conceptual Plan for the Summerhill Lane Subdivision.
b) After review of the Final Subdivision Plan submittal, the Planning Commission finds that the Final Subdivision Plan submittal is substantially consistent with the approved PDO Rezone and Conceptual Plan Approval and associated terms and conditions of that approval, as reviewed by the Commission in both the Preliminary and Final Subdivision Plan submittals and staff reports.
c) After review of the Final Subdivision Plan submittal, the Planning Commission finds that the Final Subdivision Plan submittal complies with the Preliminary Subdivision Approval granted by the Planning Commission in April of 2021, as also represented by the analysis of the Final Subdivision Plan in the associated Staff Report.
d) Therefore, in accordance with CMC 15.04.050, the Planning Commission finds that if the Planning Commission determines that the final plat is in conformity with all requirements and the ordinances of the City, the Commission shall recommend approval of the final plat to the City Council.

FINAL SITE PLAN – THE PASTURES PHASE 3

Assistant Planner Mackenzie Wood stated the applicants submitted plans to build out the third phase of The Pastures Business Park. She explained that a landscaping plan, an irrigation plan, and accurate parking stall counts for current uses were not provided. Mr. Snyder commented that the amount of parking needing for flex space varied widely depending on use. In the Conceptual Application, the applicant and staff reviewed parking based on Warehouse and Office uses. However, with further investigation, the use list of the site varies from the proposed uses in the application. Staff reviewed the current uses and their required off-street parking counts and found there was a wide discrepancy between approved uses and actual uses, approved parking and required parking.

The Planning Commission and staff discussed parking requirements. Commissioner Shegrud said she believed from personal experience that some of the current uses at The Pastures Business Park did not need as much parking as was required.

Commissioner Kjar pointed out the applicant resubmitted a letter from the Army Corps of Engineers from 2011, but not a verification as requested. Ms. Wood agreed and suggested the lack of verification was another reason to table the Final Site Plan.

Craig Salmon, applicant, explained that nothing had changed with regard to the wetlands. He presented proposed updated parking stall counts, and said he considered his entire development to be shared parking (117 parking stalls). Mr. Salmon said he calculated required parking to be 110 stalls with current uses. He explained that the dance studio and karate studio operating hours began around 4:00 or 5:00 p.m., after many of the other uses in the complex had completed business for the day. He asked the Planning Commission to accept the shared parking request, and said he would prefer to not be required to commission a parking study. Mr. Salmon suggested that the ability to adjust parking requirements based on logical discussion should be granted to the Community Development Director/Zoning Administrator.

Responding to a question from Commissioner Kjar, Mr. Salmon confirmed he had acquired additional property for the project and changed the configuration since receiving the 2011 Army Corps of Engineers letter. He stated the property acquired from UDOT was not part of the wetland area, and emphasized that nothing had changed in the project that affected the wetlands.

Commissioner Summerhays said he wanted to be as flexible with parking as possible within City Code. Mr. Snyder responded the Planning Commission did have latitude within the Code. Ms. Romney stated the applicant could request a parking modification and make the argument that sufficient parking existed for current uses. Chair Daly summarized that the applicant could apply for a parking modification, or wait until the City had completed an update of parking requirements. Mr. Snyder added that the applicant could address parking needs for all current uses based on City categories in a parking tabulation with the Final Site Plan.

Mr. Snyder explained that staff were assuming the wetlands delineation had expired. Chair Daly **moved** to table the Final Site Plan for The Pasture Phase 3 at 1230 North 1300 West with the following directives. Commissioner Shegrud seconded the motion. Commissioner Kjar said he was deeply concerned that the Planning Commission had spelled out specific requirements that were not met by the applicant apparently because the applicant felt he did not need to. The motion passed by unanimous vote (6-0).

Directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

FINAL SITE PLAN – ACC AUTO (TRUCK WORLD)

Mr. Snyder explained the applicant submitted application for Conditional Use Permit (CUP) and Final Site Plan. The application for CUP did not address everything expected, and the deadline for providing public notice of a hearing for CUP was missed. In order to facilitate the applicant's need to begin construction, Mr. Snyder suggested including CUP approval within 45 days as a condition of Final Site Plan approval. Mr. Snyder answered questions from the Commission regarding CUP conditions. Jim Flint with Hanson and Associates, representing the

applicant, said the applicant would address issues related to the CUP by the November 10 Planning Commission meeting.

Chair Daly **moved** to approve the Final Site Plan for the Final Expansion Phase for ACC Truck World, located at 155 South Frontage Road, subject to the following conditions and with the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. The Final Site Plan approval is limited to the proposed expansion and site improvements, as depicted in the Final Site Plan submittal to the Commission, or as amended by the City.
2. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
3. The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.
4. The applicant shall submit the required final improvement construction drawings for storm water management and any related bonding and fees, which shall be deemed acceptable to the City Engineer.
5. The applicant shall obtain an amended CUP approval within 45 days of the Final Site Plan approval, which shall at minimum address the following:
    a. Alteration of the land use to the sale of pre-owned vehicles,
    b. The desired business hours of operation, and
    c. The mitigation of potential impacts to the adjacent residential area located to the southeast (e.g., use buffering, lighting, screening, etc.).

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
c. The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance, in regard to development standards in the CV-H Zone and Final Site Plan Approval Standards.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on November 10, 2021. Mr. Snyder reported on recent actions by the City Council. The Planning Commission reviewed a list of Commission goals.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 13, 2021 Planning Commission meeting were reviewed and amendments requested. Commissioner Summerhays **moved** to accept the amended minutes. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:25 p.m., Chair Daly made a **motion** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Jennifer Hansen, City Recorder

11-10-2021
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL

PLANNING STAFF RECOMMENDATION

In order to facilitate the applicant's need to begin construction, staff is suggesting that the Planning Commission consider APPROVING the Final Site Plan, subject to the requirement that the Applicant obtaining CUP approval within 45 days of the Final Site Plan approval. Staff has slotted a space for the amended CUP review on the Commission's November 10, 2021 Agenda.

PROPOSED ACTION FOR FINAL SITE PLAN APPROVAL: *"I hereby make a motion for the Planning Commission to approve the Final Site Plan for the Final Expansion Phase for ACC Truck World, located at 155 South Frontage Road, subject to the following conditions:*

1. *The Final Site Plan approval is limited to the proposed expansion and site improvements, as depicted in the Final Site Plan submittal to the Commission, or as amended by the City.*
2. *All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.*
3. *The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.*
4. *The applicant shall submit the required final improvement construction drawings for storm water management and any related bonding and fees, which shall be deemed acceptable to the City Engineer.*
5. *The applicant shall obtain an amended CUP approval within 45 days of the Final Site Plan approval, which shall at minimum address the following:*
    - i. *Alteration of the land use to the sale of pre-owned vehicles,*
    - ii. *The desired business hours of operation, and*
    - iii. *The mitigation of potential impacts to the adjacent residential area located to the southeast (e.g. use buffering, lighting, screening, etc.).*

SUGGESTED REASONS FOR THE ACTION:

a. *The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.*
b. *The Planning Commission finds that conditions may be imposed. With a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.*
c. *The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance, in regard to development standards in the CV-H Zone and Final Site Plan Approval Standards."*

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

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER:	**SALMON HVAC**
APPLICANT:	**SALMON HVAC** **c/o CRAIG & TROY SALMON** **1230 N 1300 W SUITE 6** **CENTERVILLE, UT 84014** **(csalmon at salmonhvac dot com)**
PROPERTY LOCATION:	**1230 N 1300 W**
PARCEL SIZE:	**5.05 ACRES**
ZONING DISTRICT:	**SHORELANDS COMMERCE PARK**
APPLICATION:	**FINAL SITE PLAN**

BACKGROUND
The applicants have submitted plans to build out the third phase of development. They received Planning Commission on April 28, 2021 (see attachment on Novus Agenda) with the following directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel 06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.

5. All building colors and materials used within the Pasture's project shall comply with CZC
6. 12.68.300, Shorelands Color Palette.

Staff Response: The applicant has resent the Army Corps of Engineers letter that is dated July 13, 2011 and not a verification of whether the wetland will be impacted by the purchase of parcel 06-003-0055. The applicants have provided a lighting plan addressing illumination levels. Irrigation plans have not been provided, the applicant has indicated there will be no irrigation. However, temporary plans need to be in place to ensure the success of the required plantings. The applicant has indicated the buildings will follow the accepted 2012 Shorelands Commerce Park approvals.

CODE REQUIREMENTS

Conformance to Conceptual Site Plan
The provided submittal conforms to the accepted Conceptual Site Plan of April 28, 2021.

Lighting

A photometric site lighting plan has been provided (see page E1.0B), indicating that the light will not affect areas beyond the site in the Shorelands Commerce Park.

Parking
In the Conceptual Application, the applicant and Staff reviewed parking based on Warehouse and Office uses. However, with further investigation, the use list of the site varies from the proposed uses in the application. Staff has reviewed the current uses and their required off-street parking counts and finds that there is a wide discrepancy between approved uses and actual uses, approved parking and required parking (CZC 12.52). Staff reviewed the uses listed on the Centerville Business Licenses of each of the tenants. The following table lists parking counts required per current tenant. Page AS100 of the application details the applicant's parking tabulation which breaks up the tenant spaces into multiple uses. The highest requirement is for Personal Instruction Services, which requires half a stall per person at the maximum allowable occupancy plus one stall per employee.

Building	Ste.	Tenant	Use**	Code	Required
1	1	Trugolf, Inc. *5,051 square feet	Retail, Specialty	1 per 250 gross	20.2
	2	Logo Concepts *6,141	Retail, Specialty	1 per 250 gross	24.6
	3	Apex Screening *4,495	Printing, General	1 per 250 square feet of retail or office + 1 per 500 sqft of additional	2.2+7.9

				building	
	4	Alphagraphics *3,912	Printing, General (cannot verify via license review)	"	7.8
	5	Kona Karate (Max Occ: 106) *3,895	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	53+(11)
	6	Aga Systems *5,159	Manufacturing, Limited	1 per 1,000 or 1 per employee on highest shift, whichever is greater	5.2
	7	Complete Natural Systems *5,104	Retail, Specialty	1 per 250 gross square feet	20.4
2	1	Project Move (Max Occ: 42) *5,422	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	21+(10)
	2	Vacant (Max Occ: 86) *4,042	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	43+x
	3	Vacant	Construction Sales and Service	1 per 250 gross square feet	Combined with 4 & 5
	4	Salmon HVAC	Construction Sales and Service	1 per 250 gross square feet	Combined with 3 & 5
	5	Salmon HVAC *14,439	Construction Sales and Service	1 per 250 gross square feet	57.8
				Required Estimate	284.1
				Provided	117

*Square footage per building permits
** Uses per building licenses

Landscaping
As requested by the Planning Commission in April, and as required by CZC 12.21.110(e)(v) a landscaping plan has not been submitted that indicated compliance with Code. The applicant has indicated that it will match the landscaping of the previous two phases, but has not provided drawings to indicate how.

Irrigation
In addition to a landscaping plan, an irrigation plan showing how the required plantings will be irrigated to ensure successful growth is required and has not been provided.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to TABLE the Final Site Plan for The Pasture Phase 3 at 1230 N 1300 W with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, December 8, 2021
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
Kevin Daly, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Chad Morris
Ron Hale, Center Point Construction
Steve Peterson, Young Automotive Group
Cody Peterson, ESI Engineering, Inc.

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Chair Daly

PUBLIC HEARING – ZONE TEXT AMENDMENT – RESIDENTIAL DEVELOPMENT REQUIREMENTS

Community Development Director Cory Snyder explained that the applicant, Chad Morris, requested the following amendments to the Zoning Code for Residential Zoning District:

- Increase R-M Permitted Density from 6 units per acre to 8 units per acre.
- Reduction in private lane width from 27 feet to 26 feet.
- Alter internal sidewalk rules to allow an exception.

Prior to 2017, R-M density was four units per acre permitted, and up to eight units per acre conditional. In 2017, the City Council modified the R-M density to six units per acre permitted, with no conditional. Mr. Snyder explained the following General Plan density classifications for Centerville's residential areas.

Dwelling Units/Acre	Class
0-4	Low
5-8	Medium
9-12	High

Mr. Snyder explained the applicant had a R-M project in the application process. He shared the opinion that conditional use densities were difficult to manage and impact triggers for mitigation were difficult to define. Mr. Snyder said staff believed implementation of densities

should be wholly "permitted", and suggested it may not be the right time to move to 8 units per acre permitted in R-M.

Regarding the request to reduce the private lane width, Mr. Snyder said staff believed the current 27-foot pavement requirement ensured that on-street parking could be accommodated along one side of the street, and still keep the 20-foot emergency access viable. He said staff were not comfortable narrowing the width to 26 feet. With the road width reduced by 12 inches, curb and gutter specifications would need to be changed to hold the necessary tonnage for emergency access. Regarding the request to allow an exception for internal sidewalks, Mr. Snyder said Mr. Morris' own development project was already conceptually accepted with an alternate sidewalk design, and said the need to specify an exemption seemed a bit unnecessary. He stated staff recommended the Planning Commission forward a recommendation to deny the request to the City Council.

Mr. Snyder answered questions from the Planning Commission. He explained that any Centerville citizen could petition the City to change an ordinance. The requested amendment would affect the entire City, not just the one development.

Chad Morris, applicant, said he was a big proponent of affordable housing. He said housing in Centerville was not affordable, and he believed minor adjustments to development standards would help ease the cost of construction and ultimately the cost of new housing. He asked the Planning Commission if they could think of any project constructed prior to 2017 at the conditional 8 units per acre that had tarnished Centerville's image or caused any problems. Mr. Morris said he could not. He said the Fire Code specified 26 feet of drivable surface, and spoke in favor of modified, drivable curb/gutter. He argued in favor of less concrete and asphalt both environmentally and aesthetically. Mr. Morris spoke in favor of not requiring sidewalks on land without homes.

Chair Daly opened a public hearing at 7:44 p.m. He read aloud a letter from a group of citizens requesting that the Planning Commission deny the proposal to increase R-M permitted density to 8 units per acre.

Heather Strausser, Centerville resident, commented that the Porter-Walton Townhomes development was built at 8 units per acre when 8 units per acre was a conditional use. She said concerns were expressed by many citizens at the time, resulting in a cap at six units per acre for the R-M Zone. Ms. Strausser asked the Planning Commission to remember lessons learned with the Porter-Walton Townhomes development and not increase the R-M density. She commented that street widths were set for public safety, and asked that the Planning Commission not reduce the required street width. Ms. Strausser said there was a big difference taking a walk on a street with sidewalk versus a street without sidewalk, and asked the Planning Commission to consider safety when considering the request to allow exceptions to the requirement for sidewalks. She thanked the Planning Commission for their service and said it was a blessing to live in Centerville.

Wendy Bangerter expressed appreciation for the work City planners did to try to comply with the State mandate to have affordable housing in the community. She said she lived directly west of the planned Canyon Point development, and said the previously approved plan for Canyon Point seemed to be fairly compatible with the area. She acknowledged that rising construction costs made development more difficult, but said she did not believe that a sufficient reason to approve zone text amendments for one developer. Ms. Bangerter commented that approving the requested increase to 8 units per acre would set a precedent for future development. She said she appreciated the desire to provide affordable housing, but requested the City keep the 6 units per acre maximum for that area.

Marti Money, Centerville resident, said her experiences advocating for neighborhoods in Centerville had led her to believe that 6 units per acre with no conditional use in R-M was appropriate for Centerville. She requested the Planning Commission keep the 6 units per acre maximum in R-M. Ms. Money stated a single proposed project should not be allowed to determine the zoning for an entire city, and commented that the effects would trickle over to future developments that would have greater negative impacts. She requested the Planning Commission not recommend approval.

Jeremy Greer, Centerville resident, said he lived in a R-L neighborhood near the proposed development, with R-M adjoining his back property line and all around his property. He expressed concern with the proposed increase in density. He questioned whether the units in Canyon Point would be significantly more affordable at 8 units per acre versus 6 units per acre. Mr. Greer stated the proposal was from a developer who happened to live in Centerville. He said street widths and sidewalks were important to public safety.

Chair Daly closed the public hearing at 7:58 p.m. Mr. Morris clarified that his request was to have sidewalks in front of homes, but not where sidewalks were not needed. He commented that narrower roads naturally slowed traffic, and emphasized that the streets would be private right of ways. Mr. Morris stated that, in general, the more units on a property, the smaller they tended to be. He pointed out that the City placed a limit on the height of residential buildings. Mr. Morris commented that affordable housing usually went along with higher density. He said it would be difficult to build a truly affordable home in Centerville because of the cost of land.

Responding to a question from Commissioner Kjar, Mr. Snyder said City Code did not distinguish between a city road and a city lane. He said the City had been asked in the past to take over ownership of private roads from HOAs, but the requests had not been accepted. Mr. Snyder briefly described the history of R-M in the City Center area around City Hall.

Commissioner Larsen commented that road width in City Code was well above and beyond the need for fire access, perhaps unnecessarily. He suggested excessive pavement and less landscaping was not necessarily a good thing, and said people typically did drive faster when roads were wider. Commissioner Larsen said he was open to the idea of a small adjustment to roadway width. Mr. Snyder said the intention of the road width in City Code was to provide a public street designed with right-of-way dedication. Mr. Snyder said he was not aware of any significant safety concerns reported to the City regarding the Porter-Walton Townhomes project.

Responding to a question from Commissioner Shegrud, Mr. Snyder said the City had committed to an update of the General Plan. The City expected to receive word regarding whether or not a grant was awarded to help fund the General Plan update in March of 2022. He explained where utilities were placed in the absence of a park strip.

Chair Daly **moved** for the Planning Commission to recommend denial to the City Council regarding various R-M Zone amendments, as presented by the applicant with the following reasons for action. He said he recommended denial because he did not see it as the right time for the actions requested, and referred to the upcoming General Plan update. He said he believed the City had already found the right minimum road widths. Chair Daly said he felt the flow of sidewalks was good. Commissioner Kjar seconded the motion.

Commissioner Kjar commented that Centerville was bounded on every side, with future development most likely from infill. He expressed the opinion that, regardless of who brought the proposal, the proposed amendments were not a panacea for the attainable housing problem. Commissioner Kjar suggested it was misguided to oppose the proposed change on the basis of liking the way things were at that time because change would happen and it was

important to stay ahead of the change. He stated he opposed the proposed amendments because he was uncomfortable with conditional densities. He commented the reduction in road width would be significantly more than a foot in some situations, and pointed out that problems with private roads due to insufficient funds inevitably became the City's problem. Commissioner Summerhays said he agreed with Commissioner Kjar's comments.

Commissioner Wright said she agreed with the staff recommendation, and agreed that the General Plan update would be a more appropriate time to consider changes. She said she appreciated and respected the need for different densities within the City, but did not believe it was the time to make the requested change in density. Commissioner Wright said she did not believe private roads needed to look like public roads. She expressed the opinion it would be poor judgement to make the decision based on the possibility of a request in the future for the City to take on responsibility of the private roads, when the City had never actually accepted such a request. She said she would not be comfortable moving from a 27-foot to a 21-foot road width, but believed there was room for discussion. Commissioner Wright said she would always advocate in favor of sidewalks.

The motion to recommend denial passed by unanimous vote (7-0).

HAFOKA – FINAL SITE PLAN

Assistant City Planner Mackenzie Wood said the applicants received conceptual site plan approval on May 26, 2021. Ms. Wood explained the applicants intended to demolish the existing home on the property once the proposed dwelling was built. She explained that because the property was larger than one acre, State mandated drainage restrictions would come into play if existing impervious surface were not removed. Ms. Wood said the plans met geotechnical requirements, and staff recommended approval. She answered questions from the Planning Commission regarding demolition bonds to ensure demolition of the existing home.

Responding to a question from Commissioner Wright, Mr. Snyder explained that either the existing home would need to be demolished, or the property would need to be reevaluated for two homes. Mr. Snyder emphasized the staff recommendation would accommodate the applicants living in the existing home during construction of the new home.

Lisa Hafoka, applicant, said she did not have anything to add to what staff had explained. She stated she and her husband intended to demolish the existing home after construction of the new home. Mr. Snyder emphasized that the proposed seven-foot crawl space was one foot short of being a full basement, and asked Ms. Hafoka if she was sure the space would only be used as crawl space. Ms. Hafoka responded she understood, and did not plan to use the crawl space as livable space.

Chair Daly **moved** to approve the Final Site Plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-029 with the following conditions and reason for action: Commissioner Summerhays seconded the motion.

Conditions:

1. Lowest floor elevation shall be two feet above the design water table.
2. If existing structures are not demolished or a demolition bond and accompanying agreement are not entered into prior to building issuance of a building permit, the applicant shall begin the Site Plan process over to ensure State drainage requirements are met.

Reason for Action:

a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

Commissioner Kjar made a **motion to amend** the motion to approve the Final Site Plan with the following three conditions and previously stated reason for action. Commissioner Wright seconded the motion to amend, which passed by unanimous vote (7-0).

Conditions:

1. Lowest floor elevation shall be two feet above the design water table.
2. Enter into a demolition bond and any accompanying agreement as determined by the City to ensure demolition of existing house, garage, and driveway.
3. If existing structures are not demolished and bond is not entered into prior to building issuance of a building permit, the applicant shall begin the Site Plan process over to ensure State drainage requirements are met.

The amended motion passed by unanimous vote (7-0).

THE PASTURE – PARKING MODIFICATION & FINAL SITE PLAN

On October 27, 2021, the applicant presented the Final Site Plan application for the Pasture Business Park. The Planning Commission tabled the item with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

Ms. Wood said the applicant requested a parking modification for the site. The parking modification request stated that the uses on each business license listed in the table previously prepared did not accurately reflect the parking needs of each tenant. They requested a modification be made to only require 117 stalls. Ms. Wood said she found some discrepancies in the square footage counts on the table, and provided another table (The Pasture Phase 3 Parking Modification Tabulation) to more accurately reflect the situation, with a required estimate of 284.1 parking stalls. The applicant proposed considering the Personal Instruction Services of Kona Karate and Project Move as Family Child Care Group Facilities, which required fewer parking spaces.

Ms. Wood said a landscaping plan, including planting schedule, irrigation notes and drawings, and landscaping versus hardscaping percentages was submitted. The applicant provided a Wetland Delineation prepared by Todd Sherman, SPWS with Wetland Resources. Per Mr. Sherman, if there were no wetlands impacted by development, the delineation did not require coordination with the Army Corps of Engineers. She said City Code did not explicitly require Army Corps of Engineers approval for projects not seeking to impact or alter wetlands; however, precedent had been to require Army Corps of Engineers approval for projects in areas where wetlands were present, including the initial phases of the current project. Mr. Snyder said Mr. Sherman confirmed the proposed development would not encroach on the wetlands present on the property.

Responding to a question from the Commission, Ms. Wood said enforcement of the proposed parking modification would be tricky since tenants might come and go without the City being aware.

Troy Salmon, applicant, commented that classifications represented estimates of parking needed. He said they proposed using the Family Child Care Group Facilities classification for Kona Karate and Project Move because the required parking most closely matched the needs of the tenants. He said the average number of vehicles on the site was 40, with 60 vehicles during peak hours. Mr. Salmon said he believed a requirement of 117 parking stalls was sufficient. He commented that, with the delineation provided, he did not see any risk to the City in not requiring approval from the Army Corps of Engineers.

Commissioner Wright pointed out the highest parking count listed in the Parking Modification Request was 71. Mr. Salmon clarified that the highest count of 71 vehicles was with the current two buildings, and expressed confidence that the requested 117 parking stalls would be sufficient with the addition of the proposed new building.

Responding to a question from Commissioner Kjar, Mr. Salmon stated no changes would be made to the existing rock retaining wall. Commissioner Kjar commented that it was the applicant's fault that they had spent time pushing back on the City regarding approval from the Army Corps of Engineers rather than simply obtaining Army Corps of Engineers approval. Commissioner Kjar said he was much more comfortable with the situation with the delineation from Mr. Sherman. Commissioner Shegrud said she agreed with Commissioner Kjar.

Commissioner Wright said she had personal experience with Project Move, and said she agreed it was a drop-off/pick-up situation with not a lot of parking needed. The Planning Commission discussed the fact that hours of operation and parking needs would change over time with different uses. Commissioner Wright said she would be more comfortable with a parking modification tied to use. Ms. Romney suggested the applicant should be required, for any significant change in uses and/or hours of operation for any uses, to come back to the Planning Commission for an amendment to the parking modification. The Planning Commission discussed what would constitute a significant change in use. Ms. Wood emphasized it had already proven difficult for the City to track tenants and uses in the project. Mr. Snyder suggested using a 20% increase in demand for parking over the entire project as a trigger for parking modification review and amendment.

Ms. Wood clarified that the required number of parking stalls calculated with the uses requested by the applicant would be 126. Commissioner Larsen commented that if the Planning Commission approved the requested 117 parking stalls as sufficient, the applicant may at some point become trapped and unable to welcome a tenant that would require more than the 20% increase in demand for parking allowed by the trigger suggested by Mr. Snyder. Ms. Romney suggested the parking modification should expire if the needs exceeded 20% of the parking modification assumptions. The existing 117 parking stalls were calculated using requirements for Office/Warehouse use during a previous phase. Commissioner Kjar stated a clear calculation needed to be established for use in the future when uses and needs changed. He spoke of potential backlash to the City in the future. Commissioner Wright said she cautioned against using a remote, obscure hypothetical as a basis for decision making. Commissioner Kjar said he did not think the hypothetical was remote or obscure.

Commissioner Larsen suggested using the factors in the table presented by Ms. Wood showing 126 parking stalls needed, with clarification that the Planning Commission was willing to accept 117 at the applicant's request, as the baseline. Commissioner Kjar said he was reluctant to make decisions based on future hypotheticals. He said he would be more in favor of an expiration to trigger reassessment. Ms. Romney suggested using a 20% increase on the 126

calculation. Commissioner Kjar suggested requiring that the parking modification be evaluated every five years.

Commissioner Wright commented that the Family Child Care Group Facilities use the applicant wanted to use was very different from the Personal Instruction Services use under which dance studios were listed in the Zoning Code. Commissioner Wright emphasized that parking modifications were granted based on use.

Commissioner Summerhays suggested using a 10% increase on the 126 calculation. Chair Daly **moved** to approve the Parking Modification for the Pasture Business Park development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions and with the following reason for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. This modification is for the property owned by Pasture LLC at 1230 North 1300 West, and is not transferrable to another location.
2. The striped parking stalls shall be no less than 117 on site.
3. If there are any changes in uses and/or hours of operation for any uses in the project that cause the parking demand for the project to exceed 20% of the 126 parking modification assumptions and criteria, as determined by the Zoning Administrator, this parking modification shall expire and the applicant shall be required to obtain a new parking modification with supporting documentation. Any appeal or challenge to the Zoning Administrator's determination regarding the 20% calculation shall be referred to the Planning Commission.

Reason for Action:

a. The Planning Commission finds that the hours of operation and peak operating times provides ample trade-off in parking demand per CZC 12.52.110(c).

Chair Daly **moved** to approve the Final Site Plan for the Pasture Phase 3 development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions and with the following reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0). Commissioner Kjar said he had found the delineation report very persuasive.

Conditions:

1. The Planning Commission approved the Parking Modification that allows a minimum of 117 parking stalls to be on site.
2. Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September 16, 2021.

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was granted.
c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.

d. The Planning Commission finds that, subject also to the conditions of approval; the proposal complies with the requirements founds in the Zoning Ordinance with regards to development standards in the CV-H Zone and Final Site Plan Approval Standards.

The Planning Commission took a break at 10:02 p.m., and returned at 10:06 p.m.

FINAL SITE PLAN – YOUNG POWERSPORTS

Mr. Snyder explained the request for Final Site Plan approval for Young Powersports, and said staff recommended approval. Steve Peterson, representing the applicant, and Ron Hale with Center Point Construction answered questions about building and elevation plans, and the combination of parcels.

Commissioner Kjar expressed discomfort with the number and scope of conditions attached to the proposed Final Site Plan approval. Mr. Snyder explained the timeframe and logistics involved, and said he did not anticipate that any of the conditions would be problematic. Chair Daly said he believed the applicant was motivated to follow through, and expressed confidence that staff would ensure the conditions were met.

Chair Daly **moved** to approve the Final Site Plan for the redevelopment of property located at 695 West 400 South, subject to the following conditions and with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by majority vote (5-1-1), with Commissioner Kjar dissenting and an abstention from Commissioner Wright.

Conditions:

1. The Final Site Plan approval is limited to the proposed expansion/redevelopment and site improvements, as depicted in the Final Site Plan submittal to the Commission on December 8, 2021, or as amended by the City.
2. The development shall comply with the related rezone approval by combining all of the separate parcels into a single development parcel.
3. The proposed recreational vehicle sales use and service related to this Final Site Plan Approval shall obtain a Conditional Use Approval from the City.
4. The Final Site Plan shall be adjusted to meet the "internal parking lot landscaping" requirement of 7%, which may also reduce the depicted parking stall count, so long as the stall count meets the approved parking modification requirements.
5. All roof or ground mounted utility equipment shall be screened from public view (i.e., as viewed from a public street).
6. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
7. The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.
8. All Final Site Plan needed alteration/modified approval conditions shall be reviewed deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.
9. Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was previously granted.
c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
d. The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance with regards to development standards in the C-VH Zone and Final Site Plan Approval Standards.

PUBLIC HEARING – CONDITIONAL USE PERMIT – YOUNG POWERSPORTS

Mr. Snyder described uses on properties neighboring the Young Powersports property, and spoke of a concern expressed by a resident regarding the potential for loud vehicle revving. Mr. Snyder said the noise ordinance would control the potential for loud noises during off hours. He explained the need to ensure the applicant had legal right to use an access on the north side of the property (Porter Lane).

Mr. Hale said the applicant was going through the process to make sure an access easement was in place for access on Porter Lane. He described improvements that would be made to the access, and answered questions from the Commission. Mr. Hale stated the applicant would agree to the hours of operation listed as a proposed condition of approval.

Chair Daly opened a public hearing at 10:46 p.m., and closed the public hearing seeing that no one wished to comment. Chair Daly expressed the opinion that noise was not something that needed to be mitigated with the Conditional Use Permit (CUP) in that situation, and said he would be in favor of removing the hours of operation restriction. Commissioner Summerhays said he viewed the hours of operation restriction as an added buffer of protection for nearby residents, to which the applicant was acceptable. Chair Daly said on principle he would prefer to rely on the noise ordinance. Commissioner Kjar commented that powersports vehicles were generally loud.

Commissioner Summerhays **moved** to approve a CUP for the Young Powersports Complex located at 695 West 400 South, subject to the following conditions and with the following reasons for action. Commissioner Shegrud seconded the motion.

Conditions:

1. The Approved Land Use for the site is for Vehicle Rental or Sale, New Limited and/or Used Limited, and any typical accessory uses associated with the operation of a recreational vehicle sales dealership, as allowed by the regulations of the Zoning Ordinance.
2. The use of the site is also subject to the associated Final Site Plan approval, as approved by the City.
3. The Business Hours of Operation for vehicle sales and the associated accessory use of repairs shall be limited 8:00 a.m. to 9:00 p.m.
4. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
5. The Applicant shall submit sufficient evidence establishing a legal access easement from Porter Lane, to be deemed acceptable by the City Attorney.

6. Any future amendments to the CUP and/or Final Site Plan shall be subject to the applicable amendment procedures defined by the Zoning Ordinance.

Reasons for Action:

a. The Planning Commission finds that both Vehicle Sales, New or Used are conditional uses in the C-VH Zone, as listed in Table of Uses, 12-36-Commercial Uses.
b. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (A-C, F), there is evidence to support the conditional use suitability and harmony with the proposed site and adjacent property.
c. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (D-E, G, I-K), there is evidence to support a minimized impact on the community and the conditions imposed provide any needed safeguards.
d. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (H) that the associated Final Site Plan approval provides adequate access, parking, lighting, fire protection and vehicular circulation.
e. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (H, I and J) regarding the other possible related specific matters reviewed in the staff report, the conditions imposed minimize the impact of the development on the surrounding area.
f. Therefore, the Planning Commission finds that with the conditions imposed and the findings made, the requirements of CZC 12.21.100(e) have been met and the request for a CUP shall then be approved.

Chair Daly **moved to amend** the motion to strike Condition 3 from the CUP approval and renumber accordingly. Commissioner Kjar seconded the motion to amend, which failed (2-3-1), with Commissioners Daly and Kjar in favor, Commissioners Shegrud, Wilcox, and Larsen against, and an abstention from Commissioner Wright.

The original motion passed (6-0-1), with an abstention from Commissioner Wright.

PARKING STUDY

Mr. Snyder stated an off-street parking study was on the list of Planning Commission goals for the year. ESI Engineering, Inc. was contracted to perform an off-street parking study. Cody Peterson, Transportation Engineer with ESI Engineering, said he was asked to look at different land uses in Centerville and compare them to the national ITE Parking Generation Manual. Mr. Peterson presented an Off-Street Parking Comparison Summary. He showed current Centerville Code requirements for off-street parking and explained proposed parking rates for different use types. Commissioner Shegrud said she thought the study was well done, and thanked Mr. Peterson for the information.

The Planning Commission discussed a desire to look closely at industrial wholesale and warehousing/flex-space parking requirements. Mr. Snyder suggested scheduling a work session for further discussion. Commissioner Kjar said he would want to include a discussion of drive-thru queueing at fast-food establishments.

2022 ANNUAL MEETING SCHEDULE

The Planning Commission reviewed a proposed 2022 annual meeting schedule. Commissioner Wright **moved** to accept the 2022 Planning Commission Meeting Schedule. Commissioner Kjar seconded the motion. Commissioner Shegrud asked if more than two meetings could be scheduled in November/December to avoid lengthy meetings like that

evening. Assistant Planner Mackenzie Wood commented the City Council scheduled second meetings in November and December to be held as needed. Chair Daly commented that such long meetings were not usual. The motion passed by unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on January 12, 2022. Mr. Snyder updated the Commission regarding recent actions by the City Council.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the November 10, 2021 meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0). Commissioner Summerhays commented that it had been a pleasure serving on the Planning Commission.

ADJOURNMENT

At 11:21 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Kjar seconded the motion which passed by unanimous vote (7-0).

Jennifer Hansen, City Recorder

1-18-2022
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL

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

STAFF REPORT
AGENDA: ITEM 3

PROPERTY OWNER:	**SALMON HVAC**
APPLICANT:	**SALMON HVAC** **c/o CRAIG & TROY SALMON** **1230 N 1300 W SUITE 6** **CENTERVILLE, UT 84014** **(csalmon at salmonhvac dot com)**
PROPERTY LOCATION:	**1230 N 1300 W**
PARCEL SIZE:	**5.05 ACRES**
ZONING DISTRICT:	**SHORELANDS COMMERCE PARK**
APPLICATION:	**FINAL SITE PLAN & PARKING MODIFICATION**

BACKGROUND

On October 27, 2021, the applicant presented the Final Site Plan application for the Pasture Business Park. The Planning Commission tabled the item with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

Staff Response: The applicant has since provided the requested information. Staff has reviewed the submission below.

CODE REQUIREMENTS

Conformance to Conceptual Site Plan

The provided submittal conforms to the accepted Conceptual Site Plan of April 28, 2021.

Parking

In the tabled Final Site Plan Application, Staff reviewed current uses and their required off-street parking counts and found a wide discrepancy between approved uses and actual uses, approved parking and required parking (CZC 12.52). The following table, from October 27, 2021, lists parking counts required per current tenant. The highest requirement is for Personal Instruction Services, which requires half a stall per person at the maximum allowable occupancy plus one stall per employee.

Building	Ste.	Tenant	Use**	Code	Required
1	1	Trugolf, Inc. *5,051 square feet	Retail, Specialty	1 per 250 gross	20.2
	2	Logo Concepts *6,141	Retail, Specialty	1 per 250 gross	24.6
	3	Apex Screening *4,495	Printing, General	1 per 250 square feet of retail or office + 1 per 500 sqft of additional building	2.2+7.9
	4	Alphagraphics *3,912	Printing, General (cannot verify via license review)	"	7.8
	5	Kona Karate (Max Occ: 106) *3,895	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	53+(11)
	6	Aga Systems *5,159	Manufacturing, Limited	1 per 1,000 or 1 per employee on highest shift, whichever is greater	5.2
	7	Complete Natural Systems *5,104	Retail, Specialty	1 per 250 gross square feet	20.4
2	1	Project Move (Max Occ: 42) *5,422	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	21+(10)
	2	Vacant (Max Occ: 86) *4,042	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	43+x
	3	Vacant	Construction Sales and Service	1 per 250 gross square feet	Combined with 4 & 5
	4	Salmon HVAC	Construction Sales and Service	1 per 250 gross square feet	Combined with 3 & 5
	5	Salmon HVAC *14,439	Construction Sales and Service	1 per 250 gross square feet	57.8
				Required Estimate	284.1
				Provided	117

*Square footage per building permits ** Uses per building licenses

Modification Request

The applicants have requested a parking modification for their site. In the request, they state that the uses on each business license (in above table) do not accurately reflect the parking needs of

each tenant. They request a modification be made to only require the 117 stalls currently proposed. Staff has reviewed the proposal, and found some discrepancies in the square footage counts and has provided another table (The Pasture Phase 3 Parking Modification Tabulation) to more accurately reflect the situation. Craig Salmon has proposed considering the Personal Instruction Services of Kona Karate and Project Move as Family Child Care Group Facilities, which require one parking space per five children. This gets to a little bit of guesswork as to how many children are authorized at a time. Staff has used both Mr. Salmon's estimates and an estimate based on maximum occupancy per International Building Code. Per Mr. Salmon's tabulation, there are an extra two stalls (with the update for actual square footage), and a nine stall deficit for the maximum occupancy calculation.

CZC 12.52.110 details the factors required to be considered when reviewing modifying parking requirements in Commercial Development.

1. Total number of spaces that would otherwise be required for each individual establishment in the development;
2. Hours of operation for each business establishment located in the development, including peak business hours;
3. Estimated trade-off between businesses which are open when others are closed;
4. Availability of on-street or shared parking;
5. Transportation alternatives, including proximity to transit stations; and
6. Car or van pooling programs available to users of the development.

Staff Response: The table on page two accurately shows the code required parking. The applicants have provided a narrative describing the business hours of the majority of the low-use tenants not significantly overlapping with the two tenants that require higher levels of parking, specifically Kona Karate and Project Move. Both of the personal instruction tenants have hours from 4:30pm to 8:30pm. Their business licenses depict operating hours from 3:30-8:00pm and 4-9pm, respectively. The applicants' narrative does not address a request for shared parking with other developments in the area, and there are currently limited transportation alternatives in the area. However, a majority of the users of Kona Karate and Project Move use carpooling. Staff has provided a recommendation for approval of the parking modification request.

Landscaping & Irrigation

As requested by the Planning Commission in October, and as required by CZC 12.21.110(e)(v) a landscaping plan has been submitted. The landscaping plan includes a planting schedule, irrigation notes and drawings, as well as landscaping versus hardscaping percentages.

Wetland Delineation

The applicants have provided a Wetland Delineation prepared by Todd Sherman, SPWS with Wetland Resources (see Novus Agenda for attachment). Per Mr. Sherman, if there are no

wetlands impacted by development, the delineation does not require coordination with the Army Corps of Engineers. Centerville City Code, details the Existing Conditions Inventory Requirements (CZC 12.50.040) for wetlands as follows: "If wetlands are present, a wetlands assessment shall be submitted to the City as required by applicable law prior to consideration of a site plan. The assessment shall include the name and address of the individual who conducted the assessment. A copy of any application for authorization to impact or alter wetlands shall be submitted with a site plan application for the subject property."

Staff Response: City code does not explicitly require Army Corps of Engineers approval for projects not seeking to impact or alter wetlands. However, precedent has been to require Army Corps of Engineers approval for projects in areas where wetlands are present, including the initial phases of this current project.

PLANNING STAFF RECOMMENDATION – PARKING MODIFICATION

I hereby make a motion to APPROVE the Parking Modification for the Pasture Business Park development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions:

1. This modification if for the property owned by Pasture LLC at 1230 North 1300 West, and is not transferrable to another location.
2. The striped parking stalls shall be no less than 117 on site.
3. All future amendments to the Personal Instruction Services hours of operation shall be reviewed by the Planning Commission.

Reasons for Action:

a. The Planning Commission finds that the hours of operation and peak operating times provides ample trade-off in parking demand per CZC 12.52.110(c)

PLANNING STAFF RECOMMENDATION – FINAL SITE PLAN

I hereby make a motion to APPROVE the final site plan for the Pasture Phase 3 development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions:

1. The Planning Commission approved the Parking Modification that allows a minimum of 117 parking stalls to be on site.
2. Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September 16, 2021.
3. (Optional) The applicant shall receive approval of the Wetland Delineation dated November 3, 2021 by Todd Sherman.

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was granted.
c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
d. The Planning Commission finds that, subject also to the conditions of approval; the proposal complies with the requirements found in the Zoning Ordinance with regards to development standards in the CV-H Zone and Final Site Plan Approval Standards.

December 8th, 2021 Previous PC meeting link: December 8, 2021 Planning Commission Time https://youtu.be/L-c8QlYJVkM?t=7134

October 27th, 2021 Previous PC meeting link: October 27, 2021 Planning Commission Meeting Time: https://youtu.be/paYXb1hBJ1k?t=4363

12.47.300 Table Of Development Standards In SCP Zone And SCP-Mixed Node Zone

Development Standards for SCP Zone and SCP-Mixed Node Zone are set forth in the following Table.

Development Standard	Zones	
	SCP	SCP-Mixed Node
Building Standards		
Distance between buildings	6 feet	6 feet
Maximum height, main building	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Lot and Parcel Standards		
Minimum area	None	Residential: 5 acres Other: none
Minimum frontage	50 feet	50 feet
Minimum width	50 feet	50 feet
Setback Standards - Front Yard		
Any building	10 to 20 feet	Residential: 20 feet Other: 10 to 20 feet
Setback Standards - Rear Yard		
Main building	When abutting residential development: 30 feet Other: 0 feet	When abutting residential development: 30 feet Residential: 15 feet Other: 0 feet
Accessory building	When abutting residential development: 20 feet Other: 0 feet	When abutting residential development: 20 feet Residential: 5 feet Other: 0 feet
Setback Standards - Interior Side Yard		
Main building	When abutting residential development: 30 feet Other: 0 feet	When abutting residential development: 30 feet Residential: 8 feet, minimum total width of both side yards: 18 feet Other: 0 feet
Accessory building of 100 sqaure feet or less	When abutting residential development: 10 feet Other: 0 feet	When abutting residential development: 10 feet Residential: 3 feet Other: 0 feet
Accessory building great than 100 square feet	When abutting residential development: 20 feet Other: 0 feet	When abutting residential development: 20 feet Residential: Not permitted Other: 0 feet

Setback Standards - Street Side Yard		
Any building	20 feet	20 feet
Site Standards		
Animal units permitted	None	None
Buffer landscaping requirements	See CZC 12.51.070(b)	See CZC 12.51.070(b)
Buildable area, minimum	None	SF residential: 2,000 square feet Other residential: 3,000 square feet Other: None
Buildable area, minimum, range of length/width ratio	None	Residential: Between 2:1 and 1:2 Other: none
Gross Density, Maximum	See CZC 12.47.080	See CZC 12.47.080
Hard surfacing, maximum total of lot or parcel	70%	Residential Only: 60% Mixed Uses with Residential: 70% Other: 70%
Hard surfacing, maximum total of front, rear, and side yards	50%	50%
Outside storage	See CZC 12.68.060(a)	Residential: Not permitted Other: See CZC 12.68.060(a)

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

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

(i) Perimeter and internal landscaping: 50%;

(ii) Buffer landscaping between residential and non-residential development: 50%; and

(iii) For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.

(B) Excluding parkstrips, non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, decorative gravel, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured concrete.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

(4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.

(5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.

(A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.

(B) Not more than 25% of required trees may be substituted.

(6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with CMC 11.02.030. To avoid

damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.

(7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.

(8) Landscaped areas shall be located:

(A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and

(B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.

(1) Non-residential minimum buffer depth shall be as follows:

(A) In medium intensity (M) zones: 15 feet; and

(B) In high intensity (H) and very high intensity (VH) zones: 30 feet.

(2) Residential minimum buffer depth shall be as follows:

(A) In high intensity (H) zones meeting low intensity (L) zones: 25 feet

(3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the General Plan.

(A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

(B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.

(C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.

(4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

(5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least 50% of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings.

(B) A drought tolerant landscape design shall be designed by a licensed landscape architect with drought tolerant experience. Additionally, the landscape plan should incorporate Water-Efficient Design Schemes, as listed in CZC 12.51.070(h).

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: 10% of total parking lot area.

(B) Office and commercial: 7% of total parking lot area.

(C) Industrial and warehouse: 5% of total parking lot area.

(2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

(3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.

(4) Internal landscaped islands shall be located in the following priority:

(A) To define major drives and access ways;

(B) To delineate ends of parking rows;

(C) At aisle intersections; and

(D) Within parking rows.

(5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street and Parkstrip Landscaping.

(1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

(i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;

(ii) Arterial or collector street: 15 feet; and

(iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with and subject to applicable provisions of CMC 11.02.030.

(2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree regulations and permit requirements.

(3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.

(4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.

(g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.

(1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

(2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

(h) Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section (“Water-Efficient Design Methods and Practices”).

(1) Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(2) Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(3) Water-Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented.

(A) Turf style grass should not exceed 35% of the total landscaped area.

(B) Turf style grass should not be placed in landscaped areas less than eight feet in width.

(C) Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).

(D) Ninety percent (90%) of all plant materials should be water-wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.

(E) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.

(F) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.

(G) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.

(H) Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.

(I) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.

(J) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).

(4) State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2020-11 on 11/4/2020
Amended by Ord. 2021-14 on 6/15/2021
Amended by Ord. 2022-10 on 5/3/2022
Amended by Ord. 2022-22 on 11/16/2022

12.51 Landscaping And Screening

12.51.010 Purpose
12.51.020 Scope
12.51.030 Definitions
12.51.040 Landscaping Plan Required
12.51.050 Waiver Of Strict Compliance
12.51.060 Landscaping Design Guidelines
12.51.070 Landscaping Requirements
12.51.080 Plant Material Standards
12.51.082 Artificial Landscaping Standards
12.51.090 Substitute Plant Materials
12.51.100 Installation, Irrigation, And Maintenance
12.51.110 Screening Requirements

12.51.010 Purpose

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials. The objectives to be achieved by the provisions of this Chapter include the following:

(a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;

(b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;

(c) To visually separate building areas and development within the City;

(d) To provide privacy from noise and visual intrusions;

(e) To promote water conservation by encouraging the use of drought tolerant landscape material;

(f) To reduce excessive heat, glare, and accumulation of dust;

(g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; and

(h) To prevent the soil erosion and excessive drainage water runoff.

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

12.51.020 Scope

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any non-residential project, special residential project, building, structure, change in land use, or other improvement which requires approval of a site plan or conditional use permit. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. Legally established nonconforming situations may be exempt from the provisions of this Chapter as provided in CZC 12.22 (Nonconformities) or as may otherwise be specifically provided in this Title.

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

12.51.030 Definitions

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

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

12.51.040 Landscaping Plan Required

When a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of CZC 12.55.230.

(a) Information Required. A landscaping plan shall show at least the following information:

(1) Landscaping and plant materials;

(2) Location, spacing, and number of existing and proposed plantings;

(3) Mature tree canopy line;

(4) Tree and plant list, including sizes and totals;

(5) Treatment of ground surfaces;

(6) Use of non live landscaping materials such as hard surface improvements or artificial landscaping;

(7) Irrigation or watering plan; and

(8) Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.

(b) Landscape Architect Approval. A landscape plan for a site of one acre or more, or any amendment thereto, shall be signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code Ann. §§ 58-53-101, et seq.

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

12.51.050 Waiver Of Strict Compliance

(a) Waivers Authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this Chapter.

(b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;

(2) The granting of a waiver will not result in an adverse impact on surrounding properties; and

(3)

(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

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

12.51.060 Landscaping Design Guidelines

(a) General Considerations. Landscaping should be used to:

(1) Beautify a site;

(2) Define open space areas;

(3) Establish a buffer between different land uses and create a transition between them;

(4) Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;

(5) Enhance building architectural features, parking functions, and pedestrian activities within a site;

(6) Promote energy efficiency and conservation of resources; and

(7) Provide wildlife corridors where appropriate.

(b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in CZC 12.51.070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in CZC 12.51.070 regarding live and non-live plant materials.

(c) Drainage. Storm water detention areas should not detract from the quality of landscape design. In landscaped detention areas, plant material should be compatible with the use. Artificial plants and landscaping shall not be permitted in storm water detention areas.

(1) Small water detention areas without aesthetic or secondary benefits should be avoided.

(2) Detention side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.

(3) Detention basins should be designed as an integral part of the landscape theme and not appear as a ditch or pit.

(d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.

(e) Ground Cover. Vegetative ground cover should be used along public rights of way and in required front yard landscape areas (not including sidewalks, trails, and entry points).

(f) Low Water Usage. Drought resistant shrubs and trees should be used wherever possible. A list of low water use plants is available from the Community Development Department.

(g) Maintenance. Low maintenance plants should be considered.

(h) Shade. Landscape designs should include shade for structures, outdoor recreational areas, and parking areas.

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

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

(i) Perimeter and internal landscaping: 50%;

(ii) Buffer landscaping between residential and non-residential development: 50%; and

(iii) For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.

(B) Excluding parkstrips, non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, decorative gravel, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured concrete.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

(4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.

(5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.

(A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.

(B) Not more than 25% of required trees may be substituted.

(6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with CMC 11.02.030. To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.

(7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.

(8) Landscaped areas shall be located:

(A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and

(B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.

(1) Non-residential minimum buffer depth shall be as follows:

(A) In medium intensity (M) zones: 15 feet; and

(B) In high intensity (H) and very high intensity (VH) zones: 30 feet.

(2) Residential minimum buffer depth shall be as follows:

(A) In high intensity (H) zones meeting low intensity (L) zones: 25 feet

(3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the General Plan.

(A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

(B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.

(C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.

(4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

(5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least 50% of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings.

(B) A drought tolerant landscape design shall be designed by a licensed landscape architect with drought tolerant experience. Additionally, the landscape plan should incorporate Water-Efficient Design Schemes, as listed in CZC 12.51.070(h).

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: 10% of total parking lot area.

(B) Office and commercial: 7% of total parking lot area.

(C) Industrial and warehouse: 5% of total parking lot area.

(2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

(3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.

(4) Internal landscaped islands shall be located in the following priority:

(A) To define major drives and access ways;

(B) To delineate ends of parking rows;

(C) At aisle intersections; and

(D) Within parking rows.

(5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street and Parkstrip Landscaping.

(1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

(i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;

(ii) Arterial or collector street: 15 feet; and

(iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with and subject to applicable provisions of CMC 11.02.030.

(2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree regulations and permit requirements.

(3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.

(4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.

(g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.

(1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

(2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

(h) Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in

the water-efficient design methods and practices set forth in this Section ("Water-Efficient Design Methods and Practices").

(1) Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(2) Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(3) Water-Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented.

(A) Turf style grass should not exceed 35% of the total landscaped area.

(B) Turf style grass should not be placed in landscaped areas less than eight feet in width.

(C) Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).

(D) Ninety percent (90%) of all plant materials should be water-wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.

(E) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.

(F) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.

(G) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.

(H) Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.

(I) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.

(J) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).

(4) State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2020-11 on 11/4/2020
Amended by Ord. 2021-14 on 6/15/2021
Amended by Ord. 2022-10 on 5/3/2022
Amended by Ord. 2022-22 on 11/16/2022

12.51.080 Plant Material Standards

(a) Plant Characteristics. Plants used for landscaping shall:

(1) Be drought tolerant;

(2) Have non-invasive growth habits;

(3) Have low maintenance characteristics; and

(4) Be commercially available.

(b) Plant Quality. Plants installed to meet the requirements of this Chapter shall conform to or exceed plant quality standards set forth in the most recent edition of American Standard for Nursery Stock published by the American Nursery & Landscape Association.

(c) Plant Spacing. Plants shall be installed to allow sufficient space for the growth characteristics of plants without adversely affecting maintenance of structures, walks or drives.

(d) Artificial Plants. No artificial plants or landscaping material shall be used to meet any standard of this Chapter and shall comply with the artificial landscaping requirements set forth in CZC 12.51.082.

(e) Plant Size. The minimum size of trees and plants installed to meet the requirements to this Chapter shall be as follows:

(1) Deciduous trees: 2 inch caliper (diameter) measured at 12 inches above the tree base.

(2) Coniferous trees: 6 feet high.

(3) Shrubs: 18 inches high.

(f) Tree Types. Selected tree types should be commonly known to the area; provided, however, that Elm trees shall be prohibited. Box Elder, Salix and Poplar trees shall be prohibited within 25 feet of a public right-of-way and public utility easements.

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

12.51.082 Artificial Landscaping Standards

Subject to the terms and conditions of this Chapter, artificial plants or landscaping may be used as part of a landscaping plan; provided, such artificial plants and landscaping shall not qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter. Artificial plants or landscaping shall meet the following minimum requirements based upon the location of the subject property.

(a) Parrish Lane Gateway Area. For purposes of this Section, the Parrish Lane Gateway Area is defined as any property subject to the Parrish Lane Gateway Design Standards as set forth in CZC 12.63. As more particularly defined in CZC 12.63.020, the Parrish Lane Gateway Area consists of "any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main

Street and the Legacy Highway right-of-way, within the City of Centerville." The Parrish Lane Gateway Area has been designated by the City as an important gateway to the City and properties within this area are subject to heightened design standards enacted to enhance the economic viability and aesthetic value of this significant gateway to the City. Based on these considerations and the specific regulations set forth in CZC 12.63 (Parrish Lane Gateway Design Standards), artificial landscaping shall not be allowed within the Parrish Lane Gateway Area.

(b) South Main Street Commercial Area. For purposes of this Section, the South Main Street Commercial Area is defined as any property located within the South Main Street Corridor (SMSC) Overlay Zone as shown on the Zoning Map of the City. As provided in CZC 12.48.040, the SMSC Overlay Zone is intended to be utilized for "properties with frontage along the South Main Street Corridor between Parrish Lane and Pages Lane, including properties associated with the parcel having frontage or developments that are visually prominent as seen from the intersections at Parrish Lane/South Main Street or Pages Lane/South Main Street." The South Main Street Corridor has been designated by the City as an important historic and cultural focal point of the City and properties within the SMSC Overlay Zone are subject to heightened design standards enacted to preserve the historic character of this area, to encourage development that is sensitive to the City's heritage, and to provide a gathering space and cultural heart for the community by fostering a small town atmosphere. Based on these considerations and the specific regulations of the SMSC Overlay Zone set forth in CZC 12.48, artificial landscaping within the South Main Street Area is regulated as follows. Artificial landscaping shall be prohibited within the following Subdistricts of the SMSC Overlay Zone: the North Gateway/Mixed-Use Subdistrict, the Traditional Main Street Subdistrict and the City Center Main Street Subdistrict. Artificial landscaping shall be permitted in accordance with the terms and conditions of the Chapter within the following Subdistricts of the South Main Street Corridor: the Civic/Cultural Subdistrict, the Residential Boulevard Subdistrict, and the Pages Lane Mixed Use Subdistrict, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet from any property line and artificial plants that are taller than three feet shall be set back a minimum distance from any property line equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed 5% of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(c) Frontage Road Area. For purposes of this Section, the Frontage Road Area is defined as any property that has frontage on the Frontage Road (800 West) within the City and that is not subject to the Parrish Lane Gateway Design Standards as set forth in CZC 12.63. The Frontage Road Area, exclusive of properties within the Parrish Lane Gateway Area, generally consists of commercial and light industrial uses. Given its proximity to the high intensity use, traffic and noise of the adjacent I-15, the Frontage Road Area is generally subject to less restrictive zoning and signage regulations. Based on these considerations, artificial landscaping shall be permitted in accordance with the terms and conditions of this Chapter within the Frontage Road Area, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look and texture of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated internally or with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of 10 feet from any property line. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed 25% of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(d) All Other Areas. Artificial landscaping shall be permitted in accordance with the terms and condition of this Chapter for property within the City which is not located within the Parrish Lane Gateway Area, the South Main Street Commercial Area, or the Frontage Road Area, as such areas are more particularly defined herein, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.

(4) Artificial plants and landscaping may only be used in the on site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet from any property line and artificial plants that are taller than three feet shall be set back a minimum distance from any property equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed 10% of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

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

12.51.090 Substitute Plant Materials

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the Planning Commission in accordance with procedures and requirements applicable to the original approval.

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

12.51.100 Installation, Irrigation, And Maintenance

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

(a) Installation. Landscaping shall be installed according to accepted nursery practices.

(b) Bond. When landscaping is required as part of a special amenity, public improvement, planned development, or for increased density, the developer shall provide the City with a cash bond or escrow agreement, in an amount equal to the estimated landscaping cost, to guarantee installation and maintenance of landscaping. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.

(c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:

(1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or

(2) An extension agreement has been executed as provided in Subsection (e).

(d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.

(1) For the purpose of this Subsection "warranty period" means a period of one year beginning when the City accepts the landscaping as complete.

(2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or televise such landscaping and shall notify the developer of any necessary repair, correction, or replacement.

(e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven months from the date of occupancy. Any associated bond shall be retained and required during the period of an extension.

(f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.

(g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat and orderly condition as follows:

(1) Landscaped areas shall be free of weeds and litter;

(2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;

(3) The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season;

(4) Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition; and

(5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2019-16 on 8/20/2019

12.51.110 Screening Requirements

The following features on a development site shall be screened as provided below.

(a) Trash Receptacles. Trash receptacles shall be screened from view by a wall or fence which:

(1) Is at least six feet in height;

(2) Provides complete visual screening of the receptacle; and

(3) Is compatible in material and color with the main building on the lot or parcel.

(b) Outdoor Storage Areas. Outdoor storage areas permitted by this Title shall be screened from view by an opaque fence or wall. Non-opaque fencing, such as powder or vinyl coated chain-link, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.

(c) Service and Loading Areas. Service and loading areas in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view.

(d) Ground-Mounted Utility Boxes, Meters and Mechanical Equipment. Ground mounted utility boxes, meters, and mechanical equipment in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view by landscaping or architectural elements compatible in material and color with the main building on the lot or parcel. This requirement shall not apply to:

(1) Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and

(2) Development in agricultural and R-L Zones.

(e) Roof-Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be concealed by material which is consistent with building design and is equal to or greater in height than the mechanical equipment.

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

12.68.050 Design Standards

(a) Commercial or Mixed Use Building Architecture. Buildings and structures are to enhance the Shorelands Commerce Park by blending into the overall appearance of the shoreland environment, similar in visual allure to what is contextually done in resort areas or lakeshore communities such as Park City, Utah; Lake Tahoe, Nevada/California; or Jackson Hole, Wyoming.

(1) The architectural building design shall consider the visual relationship to the Legacy Parkway, the local street accesses, and pedestrian pathways, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

(2) The materials selection and construction method of structures or buildings shall take into consideration the micro-climate of the shoreland environment. The materials and construction methods shall provide protection of or the ability to withstand high water tables, alkaline conditions, high winds, etc. Selected materials and construction methods may be subjected to the City's Building Official and/or Engineer for review and input.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, coordinate any use of multiple articulation approaches to effect a simple design. A 360-degree design shall be used, although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

(4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

(5) When facades face the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

(6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the bold gestures used in the architectural design of all buildings. Decorative concrete or block, tile, cement fiber board, and other similar appearing materials shall be the main materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics is prohibited. Use of these materials shall not exceed 20% of the building or structure's exterior.

(7) Colors and finishes shall complement the shoreland environment. The provided color palette set forth in CZC 12.68.300 shall be used as the resource for both primary and

accent shoreland environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) Industrial Building Architecture. Industrial buildings and structures must also blend into the overall appearance of the shoreland environment.

(1) The building design shall consider the visual relationship to the Legacy Parkway, the local street accesses, and pedestrian pathways, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

(2) The materials selection and construction method of structures or buildings shall take into consideration the micro-climate of the shoreland environment. The materials and construction methods shall provide protection of or the ability to withstand high water tables, alkaline conditions, high winds, etc. Selected materials and construction methods may be subjected to the City's Building Official and/or Engineer for review and input.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, coordinate any use of multiple articulation approaches to effect a simple design. A 360-degree design shall be used, although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

(4) Where multiple story or vaulted single story buildings (above 22 feet in height) are constructed, the building design shall incorporate single-story heights (of a height under 22 feet in height) for entryways, office space, and other such usable spaces to create a tiered effect to the building.

(5) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

(6) When facades face the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 40% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

(7) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the bold gestures used in the architectural design of all buildings. Decorative concrete or block, tile, cement fiber board, and other similar appearing materials shall be the main materials used in the building design. Metal may be used as a secondary building material in conjunction with one of the above-mentioned main materials. Glass is allowed as an accent material but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics is prohibited. Use of these accent materials shall not exceed 20% of the building or structure's exterior.

(8) Colors and finishes shall complement the shoreland environment. The provided color palette set forth in CZC 12.68.300 shall be used as the resource for both primary and accent shoreland environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(c) Grading and Drainage. The relatively flat, slow draining, shoreland environment of the area often produces wetland areas and presents a challenge for proper drainage if the land is to be developed. Every effort is to be made to work within the natural drainage patterns of the land and minimize grading that would disrupt the natural system and appearance of the area.

(1) Minimize the amount of grading of the land to avoid excess erosion, visual scarring, and other similar impacts.

(A) Blend structures and exterior spaces into the natural contours of the site

(B) Balance cut and fill on sites to the greatest degree possible

(C) Man-made contouring shall mimic natural contouring and shall not begin or end with severe or abrupt edges

(2) Minimize the use and heights of retaining walls and, where utilized, terrace and incorporate or blend them into the design of the building or parking areas and return to the natural grades in the wetland and landscaping areas.

(3) Utilize natural drainage ways and/or patterns. Direct storm water and other runoff into swales, retention areas, rain gardens (a shallow landscaped depression), and other systems to maximize infiltrations and improve water quality before such water meets up with other water resources.

(4) Grading and drainage plans shall also implement erosion control measures to ensure that construction activities do not compromise the overall natural drainage patterns and system of the area.

(d) Landscaping. Landscaping is to be used to enhance the natural shoreland environment and soften the transitions between the built and natural areas.

(1) All pervious surface areas shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 25% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in areas designated as landscaping.

(2) The landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans shall consider the context of the shoreland environment and its unique contribution to the character of the community.

(3) The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space areas. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.

(4) Developed area landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the shoreland environment. Large areas of annuals and/or bright colors shall be avoided.

(5) Trees and evergreens shall be used sparingly to ensure that the open, grassy character of the shoreland area is maintained. However, trees and evergreens are encouraged for areas needing shading, screening, and privacy.

(6) Natural areas shall primarily consist of or be enhanced with native or local climate shrubs, perennials, and ornamental grasses. Plants with potential to become invasive weeds in natural areas shall be prohibited.

(7) Non-linear transition areas between the developed and natural areas shall be created and intermingled with the various styles and plant species to soften the appearance of any transition line.

(8) The landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All utility lines shall be placed underground to minimize their impact on the shoreland environment. Easements above the underground utilities may be incorporated into the overall landscape plan as pedestrian pathways. Proper landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

(9) Landscaped areas shall be prepared with and slopes suitable with their natural surroundings to encourage healthy plant growth and proper drainage.

(10) Water elements, walls, landscape boulders, and other landscaping features shall be used in a natural looking manner to complement the appearance of the shoreland environment.

(e) Off-street Parking. Parking is a necessity for the varied uses and amenities in the Shorelands Commerce Park, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the shoreland environment.

(1) Parking areas shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking area segments shall not exceed two rows of double-loaded parking, without providing a landscaped median to separate the next set of parking rows.

(2) Parking areas shall be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening methods shall include undulating landscaped berms, low walls, and plantings.

(3) Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.

(4) Parking areas shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading areas, and other such amenities to soften and improve the visual appeal of impervious surfaces.

(5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified shoreland image. The ornamental entryway features for this area shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the City. Major access drives and curb cuts shall be minimized.

(6) Direct access to individual parking lots or pavement areas to the 1250 West Frontage Road or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections when deemed appropriate.

(7) Traffic circulation patterns should direct commercial/industrial traffic onto arterial and collector streets and not local residential streets. Multiple-family residential traffic should be directed onto collector or local streets.

(8) A shared parking analysis shall be provided to minimize single-use parking areas. Multiple-use or sharing of parking and parking areas is encouraged, provided that any needed parking requirement modifications comply with CZC 12.52.110. Parking shall not exceed 125% of the parking requirement.

(f) Fences and Walls. The use of fences and walls are to be minimized in the Shorelands Commerce Park area.

(1) Berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.

(2) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized. Under limited or intermittent circumstances, a short four foot solid fence or wall located atop a berm may be used for security or screening purposes.

(3) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings or the shoreland environment. Vinyl, chain link, and barbed wire fencing is not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.

(4) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.

(5) The use of sound walls is strictly prohibited and shall not be used to separate Shorelands Commerce Park development from the Legacy Parkway or the Legacy Preserve.

(g) Outdoor Lighting. The dark skies of the Shorelands Commerce Park are an important part of the character and natural intrinsic quality of the area. Lighting is to be minimized within the Shorelands Commerce Park area and may transition up in intensity as one enters into the others areas of the City.

(1) Lighting shall generally be used only where it is needed for safety and visibility. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. Excessive or over lighting is prohibited.

(2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up into the night sky and to minimize glare and light trespass beyond area where lighting is needed or onto adjacent properties.

(3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.

(4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.

(5) Lighting shall be arranged or directed so as to reflect the light away from adjacent properties and to prevent glare for street traffic. The intensity of light at adjoining

residential property shall not exceed 0.1 footcandles.

(6) A Lighting plan shall be submitted for review and shall include:

(A) The location and height of all light poles; and

(B) The predicted illumination levels, based on maintained illumination levels just prior to lamp replacement and luminaire cleaning, within, at, and beyond property lines.

(7) Designers of lighting plans shall consider shadow effects of trees, signs, buildings, screen walls or other fixed objects.

(h) Signing. Signing is to enhance the scenic qualities of the shoreland environment and shall compliment the signing style of the Legacy Parkway.

(1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.

(2) Wall sign placement shall comply with CZC 12.54.140. Only Low-Profile monument style signs shall be allowed and shall also comply with CZC 12.54.140.

(3) All business signs shall be prohibited within 150 feet of the Legacy Parkway and any major trail/pedestrian pathway system or 50 feet from any other major arterial road.

(4) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs are prohibited.

(5) Public, Highway, or local street signing shall be similar to the Utah Legacy Parkway Signage Program 2006, as amended. The program's design standards shall be used as a template for the design of all public, highway, or local street signs within the Shorelands Commerce Park District.

(6) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Shorelands Commerce Park District.

(i) Residential Building Architecture (SCP-Mixed Node). Residential style and design is to enhance the Shorelands Commerce Park by blending into the overall appearance of the shoreland environment and is to be unique and different in its design and layout as compared to standard elements and materials used in current home construction schemes.

(1) The building layout and architectural design shall consider the visual relationship to the Legacy Parkway, the local street accesses, pedestrian pathways and open spaces, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

(2) The materials selection and construction method of housing units and/or accessory structures shall take into consideration the micro-climate of the shoreland environment. The materials and construction methods shall provide protection of or the ability to withstand high water tables, alkaline conditions, high winds, etc. Selected materials and construction methods may be subjected to the City's Building Official and/or Engineer for review and input.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically

breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, coordinate any use of multiple articulation approaches to effect a simple design. A 360-degree design shall be used, although secondary sides that are less visually prominent may receive up to a 35% reduction in the amount of articulation used in the building's approved design.

(4) When facades face the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve, the architectural design shall incorporate functional porches, entryways, window boxes, and other such features to accent the building. Additional elements such as balconies and other such overhangs shall also be incorporated in upper levels of multi-story buildings to frame and provide a human scale to such buildings.

(5) Window glazing on the front façade shall comprise at least 40% of the ground level and 20% of upper levels. Window glazing on all secondary facades of all residential buildings shall comprise at least 20% of the façade on the ground level and 10% on the upper levels. Garage doors shall not occupy more that 40% of the front elevation of all residential development.

(6) A minimum of 35% of the garages in each subdivision development shall be of non-dominant design. Such non-dominant designs may be, but not limited to, the use of side of home access, shared driveway side of home access, rear yard placement, rear yard/back lot access or other similar appropriate design.

(7) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the bold gestures used in the architectural design of all residential use buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential use sections of such buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are prohibited. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.

(8) Colors and finishes shall complement the shoreland environment. The provided color palette set forth in CZC 12.68.300 shall be used as the resource for both primary and accent shoreland environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(j) Residential Development, Yard and Layout Design (SCP-Mixed Node). Residential style yard and layout design is to enhance the appeal of higher density development and to create a pedestrian-friendly local street environment of such development. Due to this mixed-node's spatial separation from the primary residential areas of the city, the pattern of residential development needs to be unique and different in its design and layout as compared to standard layout and design used in current subdivision development schemes.

(1) Front yard spaces for residential development shall provide landscaping feature(s) that serve as the bold gestures used in its design and shall comprise a minimum of 25% of the overall landscaping of the front yard area.

(2) Landscaping feature area plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the shoreland environment and may also function as rain gardens (shallow landscaped depressions). Such feature areas shall be protected from weeds using mulch, such as wood chips, gravel, and rock. Use

of turf or lawn shall be minimized and used mainly for accent and for active play areas. A drought-tolerant turf shall be used.

(3) Driveways and approaches shall be accessorized through the use of textured or colored concrete patterns to add visual interest and to reduce glare.

(4) Outdoor living areas, such as but not limited to, porches, patios, courtyards, balconies, and other entertaining or activity areas shall be designed into the front yard (and/or front building elevation) spaces as extensions of the on-site hardscaping to create added local street life appeal. Such areas shall not exceed 25% of the required front yard landscaped area. These elements shall be allowed to extend into the front setback area. Placement and use of decorative streetscape lighting fixtures shall be incorporated into the street design.

(5) Where access or separation controls are needed or desired, an open style fence design shall be utilized, and shall be constructed of natural appearing materials, such as rock, wood, or other similar material, and shall not exceed four feet in height for all yard space areas. Solid privacy fencing is not allowed along streets and pedestrian pathways. Vinyl and chain link fencing are prohibited.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2022-21 on 10/4/2022

EMIRATES
SHIPPING LINE

EMIRATES
SHIPPING LINE

SALMON

CENTERVILLE

PLANNING COMMISSION

Staff Report
4/22/2026

Item No. 2.
Title: Site Plan Amendment - Pastures Phase Three - 1265 West 1275 North - Commercial Development - Troy and Craig Salmon - Administrative Decision
Initiated By: Troy and Craig Salmon, Applicant
Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

Consideration of Final Site Plan Amendment for Pastures Phase Three, located at approximately 1265 West 1275 North, amending the parking configuration, adding new outdoor storage area, and incorporating modifications to the landscaping plan by means of a potential waiver of strict compliance for landscaping.

RECOMMENDATION:

APPROVAL FINAL SITE PLAN AMENDMENT, WITH CONDITIONS

BACKGROUND:

The City has received an application for a Final Site Plan Amendment for the Pastures Phase 3 project, located at 1265 W 1275 N, (Parcel No. 06-003-0059). The subject property is zoned Shorelands Commerce Park (SCP). The applicant is requesting approval of six to seven amendments to the Final Site Plan originally approved by the Planning Commission on December 8, 2021.

The proposed amendments are as follows:

1. Removal and modification of plantings along the west side of Building 3.
2. Removal of plantings along the east side of Building 3.
3. Removal of two parking lot trees along the east side of the Building 3 parking area.
4. Removal of two parking stalls and reconfiguration of the parking layout to accommodate truck storage along the east side of the property.
5. Replacement of the approved bio-meadow hydroseed area with xeriscape gravel landscaping.
6. Addition of a gravel parking and storage area on the east side of Building 3.
7. (Possibly) unidentified tree on approved plans.

Following the original site plan approval and as part of a larger bond posting, a landscaping bond, in the amount of $2,500, was posted with the City by the developer. To date, $2,500 of the bond remains in holding by the City. Since the 2022 approved site plan amendment, Staff has conducted multiple landscaping inspections between 2024 and 2026, during which the landscaping installation on the site has consistently been found to be noncompliant with the approved Landscaping Plan. Rather than completing the required landscaping improvements and removing outdoor storage, the applicant has elected to pursue a Site Plan

Amendment application to remove or modify elements of the previously approved Final Site Plan design.

During site visits, staff observed significant outdoor storage, installation of xeriscape materials in place of the approved landscaping plantings, and a lack of required shrubbery around the building. Additionally, outdoor storage activities were observed extending beyond the property boundaries, with portions encroaching onto adjacent property owned by the Utah Department of Transportation, located to the east of the property development area.

After several months of coordination and revisions, the applicant has submitted both a proposed Amended Site Plan and a revised Landscaping Plan, which are being reviewed concurrently in this meeting. The applicant has also submitted a request for a Waiver of Strict Compliance related to the approved landscaping requirements. The originally approved 2021 Landscaping Plan is included as Exhibit G, and the proposed updated Landscaping Plan is included as Exhibit B, Sheet LS100.

As noted, the request includes 6/7 amendments to the previously approved Site Plan. Additional details regarding the waiver request have been provided in the previous agenda items. This Staff report evaluates the proposed site plan amendments in their entirety and provides recommendations for potential consideration by the Commissioners.

A public hearing was advertised for this proposed Site Plan Amendment request. A public hearing notice was posted in accordance with State and City Code requirements, regarding the proposed Site Plan amendment as found in this documentation. No comments were received prior to the completion of the documentation and transmission to the Planning Commission for this meeting.

ATTACHMENTS:

1. 04.17.25 The Pasture Phase 3 - Site Plan Amend - Staff Report [Final]
2. Pub Hear Notice - Pastures Ph 3 Amd
3. On Site Notice Template
4. Exhibit A - Waiver of Strict Compliance
5. Exhibit B - 4.7.26 Pastures Phase 3 Plat Amendment Plan Set V5.1a
6. Exhibit C - 4.10.26 Checklist - (SP-A) Site Plan Amendment
7. Exhibit D - Side by Side comparison for Landscaping
8. Exhibit E - Approved Plantings vs Proposed Plantings Table
9. Exhibit F - Landscape Planting Photos
10. Exhibit G - 09-16-21 Pasture Landscape Plan
11. Exhibit G - 09-21-2021 The Pastures Updated Civil Plans
12. Exhibit H - Photos April 6th
13. Exhibit I - Original bond for landscaping and BMPs
14. Exhibit J - April 9 2014 PC Meeting Min
15. Exhibit J - April 9 2014 PC Meeting Staff Report
16. Exhibit K - April 28 2021 PC Meeting Min
17. Exhibit K - April 28 2021 PC Meeting Staff Report
18. Exhibit L - October 27 2021 PC Meeting Min
19. Exhibit L - October 27 2021 PC Meeting Staff Report
20. Exhibit M - December 8 2021 PC Meeting Min
21. Exhibit M - December 8, 2021 PC Meeting Staff Report
22. Exhibit M - Past Planning Comission Meetings Final Site Plan
23. Exhibit N - CZC 12.47.300 Table of Development Standards
24. Exhibit O - CZC 12.51.070 (b)
25. Exhibit P - CZC 12.51.110 Landscaping
26. Exhibit Q - CZC 12.68.050 SCCP Design Standards
27. Exhibit R - April 17th Photos

CENTERVILLE
18 UTAH 47
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 2

PASTURES PHASE 3 - FINAL SITE PLAN AMENDMENT REQUEST

OWNER:	CRAIG SALMON
AGENT CONTACT:	TROY SALMON
PROPERTY:	1265 W 1275 N
PARCEL:	06-003-0059
ACREAGE:	5.042 ACRES
ZONING:	SHORELANDS COMMERCE PARK (SCP)
APPLICATION:	FINAL SITE PLAN AMENDMENT
RECOMMENDATIONS:	APPROVAL FINAL SITE PLAN AMENDMENT REQUEST, WITH CONDITIONS

BACKGROUND

The City has received an application for a Final Site Plan Amendment for the Pastures Phase 3 project, located at 1265 W 1275 N, (Parcel No. 06-003-0059). The subject property is zoned Shorelands Commerce Park (SCP). The applicant is requesting approval of six to seven amendments to the Final Site Plan originally approved by the Planning Commission on December 8, 2021.

The proposed amendments are as follows:

1. Removal and modification of plantings along the west side of Building 3.
2. Removal of plantings along the east side of Building 3.
3. Removal of two parking lot trees along the east side of the Building 3 parking area.

4. Removal of two parking stalls and reconfiguration of the parking layout to accommodate truck storage along the east side of the property.
5. Replacement of the approved bio-meadow hydroseed area with xeriscape gravel landscaping.
6. Addition of a gravel parking and storage area on the east side of Building 3.
7. (Possibly) unidentified tree on approved plans.

Following the original site plan approval and as part of a larger bond posting, a landscaping bond, in the amount of $2,500, was posted with the City by the developer. To date, $2,500 of the bond remains in holding by the City. Since the 2022 approved site plan amendment, Staff has conducted multiple landscaping inspections between 2024 and 2026, during which the landscaping installation on the site has consistently been found to be noncompliant with the approved Landscaping Plan. Rather than completing the required landscaping improvements and removing outdoor storage, the applicant has elected to pursue a Site Plan Amendment application to remove or modify elements of the previously approved Final Site Plan design.

During site visits, staff observed significant outdoor storage, installation of xeriscape materials in place of the approved landscaping plantings, and a lack of required shrubbery around the building. Additionally, outdoor storage activities were observed extending beyond the property boundaries, with portions encroaching onto adjacent property owned by the Utah Department of Transportation, located to the east of the property development area.

After several months of coordination and revisions, the applicant has submitted both a proposed Amended Site Plan and a revised Landscaping Plan, which are being reviewed concurrently in this meeting. The applicant has also submitted a request for a Waiver of Strict Compliance related to the approved landscaping requirements. The originally approved 2021 Landscaping Plan is included as Exhibit G, and the proposed updated Landscaping Plan is included as Exhibit B, Sheet LS100.

As noted, the request includes 6/7 amendments to the previously approved Site Plan. Additional details regarding the waiver request have been provided in the previous agenda items. This Staff report evaluates the proposed site plan amendments in their entirety and provides recommendations for potential consideration by the Commissioners.

A public hearing was advertised for this proposed Site Plan Amendment request. A public hearing notice was posted in accordance with State and City Code requirements, regarding the proposed Site Plan amendment as found in this documentation. No comments were received prior to the completion of the documentation and transmission to the Planning Commission for this meeting.

CODE REQUIREMENTS & ANALYSIS

Waiver of Strict Compliance CZC 12.51.050 (b)
Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

Staff Response: The applicable development application is a Site Plan Amendment as per *CZC 12.21.110*. For a Site Plan Amendment Application to be approved, there is a list of requirements that need to be met per *CZC 12.21.110.*

Site Plan Review CZC 12.21.110 (k) Amendment. Except as may be provided elsewhere in this Title, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:

1. Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:

A. *The proposed amendment does not relate to a matter specifically required as a condition of approval by the approving authority;*

Staff Response: Not Met, so sent to Commission for consideration. The conditions for Pastures Phase 3 Final Site Plan approval, from the Planning Commission meeting on December 8th, 2021, can be reviewed in the associated staff report in Exhibit M. This proposed Site Plan Amendment impacts condition 2 of the original approval, which states, " Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September16, 2021."

B. *Any proposed change of use is consistent with uses permitted on the site;*

Staff Response: Not Met, so sent to Commission for consideration. Outdoor storage is now being proposed on this site. This outdoor storage is a use that is permitted in the zone; however, the previously approved Site Plan did not indicate such use and screening measures should be installed for the outdoor storage areas, per *CZC 10.68.050*.

C. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;

Staff Response: Not Met, so sent to Commission for consideration. Currently storage not allowed as part of the previously approved Site Plan is occurring. Again, screening measures should be installed for the proposed outdoor storage areas, per *CZC 10.68.050*.

D. The proposed use and site will conform to applicable requirements of the Centerville Municipal Code;

Staff Response: Met, tentatively. The current site could abide by the Zoning Code Shorelands development standards so long as screening measures for the outdoor storage are fulfilled, per *CZC 10.68.050*. See Exhibit C for the Staff checklist showing the review.

E. The proposed alteration or expansion meets the approval standards of Subsection (f);

Staff Response: Not Met, so sent to Commission for consideration. The existing status of the developed Phase 3 area of the approved Final Site Plan does not conform to the previously approved Final Site Plan due to the use and establishment of the current outdoor storage area and also not following the previously approved Landscaping Plan on the current site development area.

F. The architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site; and

Staff Response: Met, tentatively. Again, the site would meet the current facilities requirements so long as screening measures for the outdoor storage area are met.

G. The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure.

Staff Response: Met. No alterations requested affect the accommodation needed for the employee count to be modified.

2. If the Zoning Administrator cannot make the findings required in the foregoing Subsection, a conditional use permit or amended site plan, as the case may be, shall be approved by the Planning Commission before any alteration or expansion occurs.

3. Except as provided in Subsection (1), the procedure for approval of an amended site plan shall be the same as the procedure for approval of an original site plan as set forth in this Section.

Staff Response: The zoning Administrator cannot make the findings for A-G, so the Planning Commission is the decision-making body. The Site Plan Amendment shall be reviewed per *CZC 12.21.110(e)*.

(*e)(1) After acceptance of a conceptual site plan, the applicant shall submit a complete application for final site plan approval to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule.*

Staff Response: The applicant has applied and paid fees via GovWell on December 3, 2025

(e)(2) Final site plan application shall include at least the following information. (A)-(I)

Staff Response: In Exhibit C you will find the staff checklist showing that the applicant has met the criteria. However, the site is not in compliance with City Zoning Code screening measures for the properties zoning designation in the SCP Zone. The Shorelands Commerce Park is referenced in *CZC 12.47* and *CZC 12.68*. In *12.47.300*, the Table of Development Standards, you will see that the code references *CZC 12.51.070(b)* for buffering landscape requirements and *CZC 12.68.060(a)* for outdoor storage. *CZC 12.51.070(b)* references buffering between residential and non-residential zones; seeing that the property does not abut any residential zones, this development standard would not apply to the project.

CZC 12.68.060(a)(4) All service areas and back lot uses, such as loading docks, dumpsters, storage areas, etc. should be located behind the main buildings or properly screened or visually buffered from view from the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve.

Staff Response: As seen in Exhibit R, the photos indicate the view of the current outdoor storage as can been seen looking down from the Legacy Parkway delineation.

CZC 12.68.060(a)(5) Land uses needing areas for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial areas and may be connected together by access lanes, open space, and other buildings.

Staff Response: As seen in Exhibits H, the photos indicate no screening is occurring; however, the location for the outdoor storage has met the smaller spatial area requirement.

Additional areas in the Shorelands Commerce Park that need to be reviewed are the Design Standards as set forth in *CZC 12.68.050*. Zoning Code citations relevant to this Site Plan Amendment request include:

CZC 12.68.050 (a)(1) The architectural building design shall consider the visual relationship to the Legacy Parkway, the local street accesses, and pedestrian pathways, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these

areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

Staff Response: Outdoor storage areas are required to be screened from view. As shown in the photos provided, this is not occurring, nor is it proposed in the current version of the Amended Site Plan proposal.

CZC 12.68.050(d)

Staff Response: This cited section should have been heavily reviewed in the previous agenda item for the Pastures Phase 3 Landscaping Plan Waiver of Strict Compliance request. Please refer to that agenda item summary for those Staff comments.

CZC 12.68.050(f) Fences and Walls. The use of fences and walls are to be minimized in the Shorelands Commerce Park area.

CZC 12.68.050(f)(1) Berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.

Staff Response: Landscape plantings would not be the only means of screening available for this outdoor storage in the SCP Zone. As indicated in *CZC 12.68.050(a)(1)*, the outdoor storage shall be screened from view. Staff recommends the applicant explore screening in the form of walls or fencing strategies due to the invasive nature to the Shorelands/Legacy Highway viewshed interaction, as could be caused by the outdoor storage impact. Additionally, wall and/or fencing installation can be softened by including some level of landscaping along the wall or fencing screening, but this is not required.

CZC 12.68.050(f)(2)Where security and access controls are needed, an open style fence or semi-private designs shall be utilized. Under limited or intermittent circumstances, a short four foot solid fence or wall located atop a berm may be used for security or screening purposes.

Staff Response: No security fences are proposed. A screening measure for the type of outdoor storage the applicant has on their property should be screened from view. The outdoor storage is quite large, so the screening would need to be taller in height; Staff does not recommend security types of screening for the site.

CZC 12.68.050(f)(3)Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings or the shoreland environment. Vinyl, chain link, and barbed wire fencing is not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs

Staff Response: When considering screening fencing or wall options for installation, materials should be similar to the existing building design elements, as seen in the photos. No retaining walls (for drainage) are proposed as part of this project.

CZC 12.68.050(f)(4) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.

Staff Response: A proposed pedestrian path is located on the west side of the building; this is for connection of potential future development on the property to the south of this site. No plans have been submitted for any new development project, but this was mentioned by the applicant during early discussion regarding the proposed Amended Site Plan.

CZC 12.68.050(f)(5)The use of sound walls is strictly prohibited and shall not be used to separate Shorelands Commerce Park development from the Legacy Parkway or the Legacy Preserve.

Staff Response: No sound wall is being proposed.

CZC 12.68.050(g) (1-7) Outdoor Lighting. The dark skies of the Shorelands Commerce Park are an important part of the character and natural intrinsic quality of the area. Lighting is to be minimized within the Shorelands Commerce Park area and may transition up in intensity as one enters into the others areas of the City.

Staff Response: The lighting plan submitted is not being altered from the previously approved plan. No code enforcement request for lighting has been filed since the building and site have been established.

CZC 12.68.050(g)(1-6) Signing. Signing is to enhance the scenic qualities of the shoreland environment and shall complement the signing style of the Legacy Parkway.

Staff Response: The applicants are not proposing any sign alterations from the previously approved site plan.

STAFF REVIEW RECOMMENDATION

The applicant has demonstrated a willingness to work with the City and respond to Staff requests throughout the application process. However, Staff notes that the Shorelands Commerce Park Code standards contains internal inconsistencies that have become more apparent through multiple project reviews in this area over the past six months. While Staff believes the Shorelands associated Zoning Codes would benefit from text amendment update consideration, these broader issues should not negatively impact the application currently under consideration.

The intent of the Shorelands Commerce Park zoning district is to promote less intrusive fencing and screening, a more open-space character, and a natural, habitat-oriented aesthetic. In practice, this intent is not always fully compatible with the types of commercial and industrial uses permitted in the area, particularly those requiring outdoor storage and operational space. Centerville is working hard to be business friendly; the intent is not to disrupt existing businesses or hinder a business' potential for developing in Centerville.

The existing development pattern in the Shorelands Commerce Park area includes large commercial and industrial buildings, many of which require outdoor storage or other transitional activity areas. In this case, the originally approved Final Site Plan did not include approval of an outdoor storage area. However, after approximately five years of operation, the applicant has expanded and now requires additional outdoor storage space. While this use is permitted, the approved Site Plan must be amended to ensure compliance not only with the standards and expectations of the applicable Zoning Codes, but also with its intent to maintain the visual and environmental character outlined in the Zoning Code for the Shorelands area.

Staff's review ultimately leads to a conclusion to recommend APPROVAL of the Amended Site Plan submittal with the conditions that the amended site plan be further modified after Planning Commission consideration to meet the screening design requirements of *CZC 12.68.050(f)* and *CZC 12.51.110*, as outlined on Exhibits Q & P. Staff also recommends that the site plan amendment be approved along with all updates and conditions requested from the Planning Commission regarding the Landscape Waiver of Strict Compliance request by the same applicant. Additionally, the applicant needs to update and clear up the parcel numbers of this Amended Site Plan to better reflect the Davis County records for this project area (on County records ending in 0059 not 0056).

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 discussion, table the matter to a later date, or deny the proposed Amended Final Site Plan request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 - APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the request for the Final Site Plan Amendment for Pastures Phase 3 Site Plan located at 1265 W 1275 N, known as parcel number 06-003-0059, contingent on the following conditions for approval:

Conditions of Approval

The amended site plan shall be limited to the following:

1. *This amendment shall apply only to the property located at 1265 W 1275 N, parcel number 06-003-0059*
2. *The applicant shall submit an updated site plan showing screening measures that follow CZC 12.68.050 and CZC 12.51.110 screening and landscaping standards, to be reviewed and approved for compliance by the Zoning Administrator.*
3. *The applicant shall submit an updated Final Site Plan reflecting the Commission's decision for the site's Landscaping Plan, as it relates to the associated Landscape*

Waiver of Strict Compliance consideration. The updated Landscaping Plan will be expected to be reviewed and approved for compliance by the Zoning Administrator.

4. *The applicant shall submit an updated Final Site Plan showing the correct parcel number on all sheets of the plans, to be reviewed and approved for compliance by the Zoning Administrator.*
5. *The applicant and property owner shall abide by all applicable local, state, and federal laws and regulations, and as otherwise directed by the Planning Commission in the Landscape Waiver of Strict Compliance decision.*

Suggested Reasons for the Action (Findings):

1. *The Commission has found that the original Final Site Plan approval was granted for this property on December 8, 2021, and such plans conform to its associated Conceptual Site Plan apart from what has been indicated as such in the Site Plan Amendment. [12.21.110(f)(1)]*
2. *The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. [12.21.110(f)(2)]*
3. *The land use and building as developed remain consistent with the permitted uses and development standards of the Shorelands Commerce Park District.*
4. *The listed "conditions of approval" ensure compliance with applicable Centerville City Codes and prior related site plan approvals.*
5. *Therefore, the revised site plan has met all the criteria for the Planning Commission to approve an amended site plan [CZC 12.21.110(f)], as described in this report.*

#2 – TABLE

"I hereby make a motion for the Planning Commission to TABLE the request for Final Site Plan Amendment for Pastures Phase 3 Site Plan located at 1265 W 1275 N, known as parcel number 06-003-0059, until such time as _____."

#3 – DENY

"I hereby make a motion for the Planning Commission to DENY the request for Final Site Plan Amendment for Pastures Phase 3 Site Plan located at 1265 W 1275 N, known as parcel number 06-003-0059, with the following findings for action:

1. *The Commission has NOT found that the original Final Site Plan approval was granted for this property on December 8, 2021, and such plans conform to its associated Conceptual Site Plan apart from what has been indicated as such in the Site Plan Amendment. [12.21.110(f)(1)]*
2. *The entire site will NOT need to be developed at one time or in a phased development plan. [12.21.110(f)(2)]*
3. *The land use and building as developed, do NOT remain consistent with the permitted uses and development standards of the Shorelands Commerce Park District.*
4. *The listed "conditions of approval" do NOT ensure compliance with applicable Centerville City Codes and prior related site plan approvals.*

5. *Therefore, the revised site plan has NOT met all the criteria for the Planning Commission to approve an amended site plan [CZC 12.21.110(f)], as described in this report.*

April 10th, 2026

Please see the following public hearing notice for April 22nd, 2026

CENTERVILLE CITY

NOTICE OF PUBLIC HEARING – SITE PLAN AMENDMENT

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, April 22nd, 2026 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 **Site Plan Amendment in conjunction with a Landscaping Waiver Of Strict Compliance for the commercial property located at approximately 1265 West 1275 North, known as parcel number 06-003-0056.** If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at https://centervilleutah.gov.

Community Development Department

Centerville City

Notice of Public Hearing

PROJECT:	**PASTURES - PHASE 3**
LOCATION:	**APPROX. 1265 WEST 1275 NORTH**
ZONING:	**SHORELANDS COMMERCE PARK (SCP)**

APPLICATION:	**SITE PLAN AMENDMENT**

MEETING DATE:	**WEDNESDAY, APRIL 22ND, 2026**
TIME:	**7:00 PM (or as soon thereafter as the matter may be heard)**
PLACE:	**250 North Main St, Centerville** **Watch Online at Youtube.com/centervillecityutah** **VIEW AGENDA AT CENTERVILLEUTAH.GOV**

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

Date: 02/26/2026
Property: 06-003-0056
From: Craig Salmon

Subject: 12.51.050 Waiver of Strict Compliance

Proposed Waiver:

The proposal is to remove the meadow grass specified in the original landscape design and substitute it with landscape rock/gravel.

Grounds for Request:

1. **Water Conservation:** This modification is projected to reduce water consumption by 80%.
2. **Maintenance Reduction:** Maintenance requirements will be reduced by an estimated 80%.
3. **Invasive Species Control:** The change will aid in the reduction of the invasive species *Phragmites australis*.

Meeting the Intent of the Code:

1. **Aesthetic Consistency:** The proposed aesthetics will more closely align with the intent of the current zoning regulations and surrounding properties. The total number of plants will be maintained, thereby meeting the intent of the original design.
2. **Impact on Neighboring Properties:** This alteration is not anticipated to adversely affect adjacent properties, as the proposed landscape is consistent with properties directly to the west within the same zone.

Regards,

Craig Salmon

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR: PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Parcel # 06-003-0056

REVISION SET

04/07/2026

APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- ACCESSIBILITY: 2018 INTERNATIONAL BUILDING CODE (ICC/ANSI A117.1-2009)

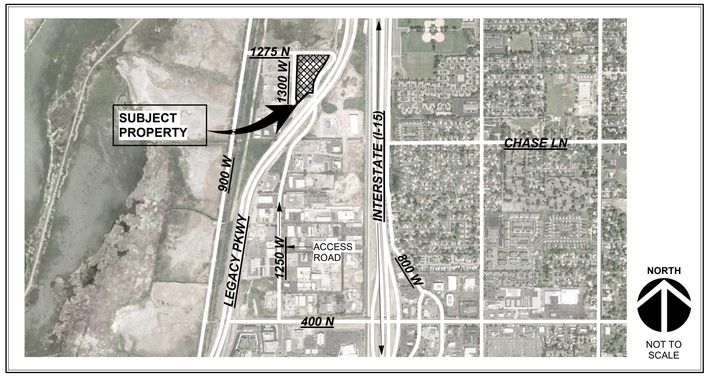
PHASING NARRATIVE:

PHASE 3 WILL CONSIST OF THE CONSTRUCTION OF "BUILDING 3", REQUIRED GRADING & PAVING AND ASSOCIATED UTILITIES AS SHOWN ON THE PLANS.

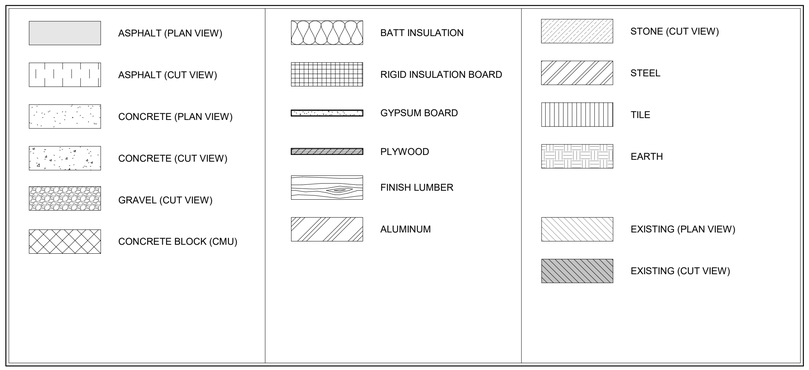
DEFERRED SUBMITTAL

1. FIRE SUPPRESSION SYSTEM AND FIRE ALARM SYSTEM DESIGN DRAWINGS SHALL BE PROVIDED PRIOR TO INSTALLATION AND SHALL BE GIVEN TO CENTERVILLE CITY.
2. STEEL FABRICATION FINAL CERTIFICATE SHALL BE PROVIDED UPON COMPLETION (IBC 1704.2.5.2).
3. NFRC CERTIFICATE SHALL BE SUBMITTED AS PART OF THEIR CERTIFICATE OF OCCUPANCY REQUIREMENT.

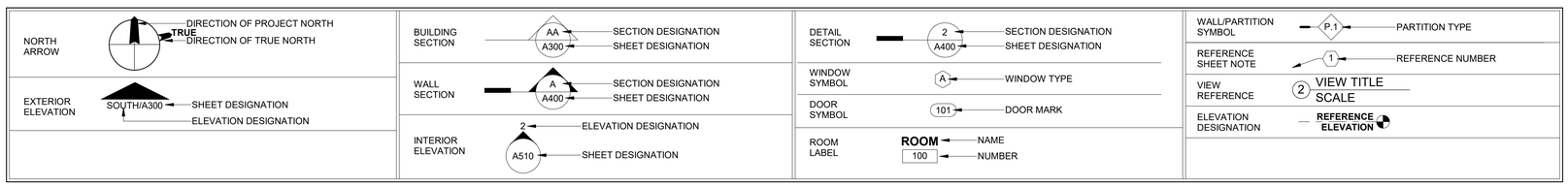
VICINITY MAP



GRAPHIC KEY



STANDARD SYMBOLS



SHEET INFORMATION

DRAWING INDEX

SHEET NO	SHEET NAME
000 - GENERAL	
000	COVER SHEET / GENERAL INFO
100 - LIFE SAFETY	
G100	BUILDING LIFE SAFETY PLAN
200 - CIVIL	
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN
300 - SITE	
AS100	ARCHITECTURAL SITE PLAN
400 - LANDSCAPING	
LS100	LANDSCAPE PLAN
500 - ARCHITECTURAL	
A100	ARCHITECTURAL FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A120	ROOF PLANS
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A400	WALL SECTIONS
A600	DOOR SCHEDULE & DETAILS
A620	WINDOW SCHEDULE & DETAILS
A701	REFLECTED CEILING PLAN
600 - STRUCTURAL	
S0.0	GENERAL STRUCTURAL NOTES
S0.1	GENERAL STRUCTURAL NOTES
S101	FOOTING & FOUNDATION
S102	ROOF FRAMING PLAN
S400	TIMBER ENTRY DETAIL
S501	FOOTING & FOUNDATION DETAILS
S502	FOOTING & FOUNDATION DETAILS
S503	ROOF DETAILS
S504	ROOF DETAILS
S600	SCHEDULES
S601	SCHEDULES
700 - MECHANICAL	
M000	HVAC TITLE SHEET
M101	HVAC PLAN
M102	HVAC ISOMETRIC DIAGRAM
M103	MECHANICAL SCHEDULES & DETAILS
800 - PLUMBING	
P000	PLUMBING TITLE SHEET
P101	PLUMBING PLANS
P102	GAS PLAN
P103	PLUMBING RISERS
P104	PLUMBING DETAILS
900 - ELECTRICAL	
E1.0	ELECTRICAL SITE PLAN
E1.0B	PHOTOMETRIC SITE LIGHTING PLAN
E1.1	POWER AND LIGHTING PLAN
E2.1	ONELINE, NOTES AND DETAILS
E2.2	SCHEDULES AND NOTES

TOTAL SHEETS: 45

Realize structural engineering inc.
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

CONTACT INFORMATION:

OWNER - TROY SALMON:

SALMON HVAC
1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UTAH 84014
Phone: 801-397-0030
Email: Troy@SalmonHVAC.com

CIVIL ENGINEER - Scott Argyle:

ENTELLUS, INC
181 NORTH 200 WEST, SUITE 4
BOUNTIFUL, UT 84010
Phone: (801) 298-2236

STRUCTURAL ENGINEER - Russell Merrill:

REALIZE STRUCTURAL ENGINEERING, INC.
2880 WEST 4700 SOUTH, SUITE A
WEST VALLEY CITY, UT 84129
Phone: (801) 930-9265

MECHANICAL DESIGN - Troy Salmon:

SALMON HVAC
1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UT 84014
Phone: (801) 397-0030

PLUMBING DESIGN - Troy Salmon:

SALMON HVAC
1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UT 84014
Phone: (801) 397-0030

ELECTRICAL DESIGN - Terry Robertson:

SALMON ELECTRICAL CONTRACTOR
1778 WEST 1180 SOUTH
WOODS CROSS, UT 84087
Phone: (801) 292-3444

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
1	04/07/26	REVISION SET
0	12/22/21	BUILDING PERMIT SET
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
Jun Khaysavang
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: COVER SHEET / GENERAL INFO

Project Number

Date 04/07/26

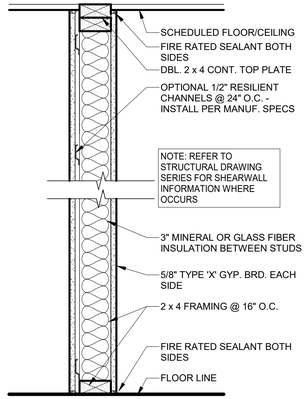
Drawn By

Checked By

Sheet Number: 000

Scale As indicated

Print Full Scale on Sheet Size: 24" x 36"



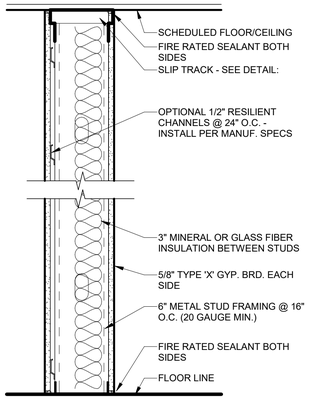
TYPICAL 1-HR RATED, BEARING, INTERIOR PARTITION

2 x 6 WALL FRAMING AT **P.1A**

PARTITION TYPE: P.1

1HR RATED, BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0" UL DESIGN NO.: U337



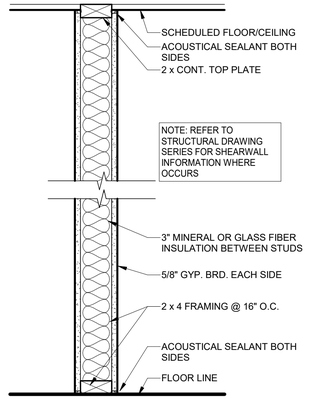
TYPICAL 1-HR RATED, NON-BEARING, INTERIOR PARTITION

3 5/8" METAL STUD WALL FRAMING AT **P.2**

PARTITION TYPE: P.2 / P.2A

1HR RATED, NON-BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0" UL DESIGN NO.: U465



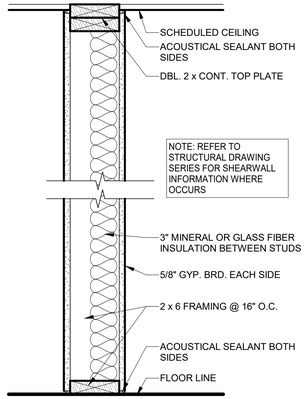
TYPICAL NON-RATED, NON-BEARING, INTERIOR PARTITION

2 x 6 WALL FRAMING AT **P.6A**

PARTITION TYPE: P.6 / P.6A

NON-RATED, NON-BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0"



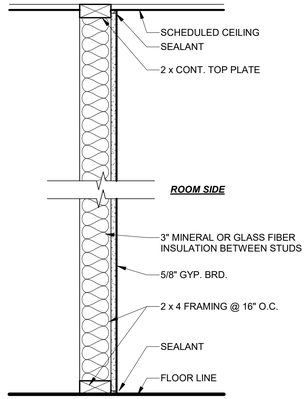
TYPICAL NON-RATED, BEARING, INTERIOR PARTITION

2 x 4 WALL FRAMING AT **P.7**

PARTITION TYPE: P.7 / P.7A

NON-RATED, BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0"



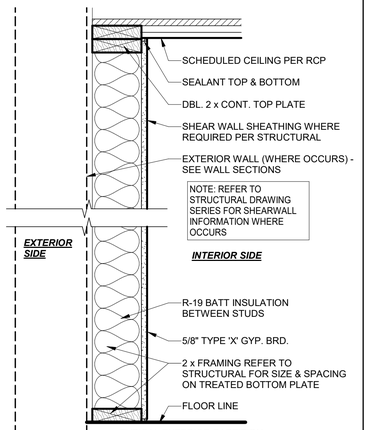
TYPICAL FURRING PARTITION

NO INSULATION AT **P.8B**

PARTITION TYPE: P.8

NON-RATED, NON-BEARING, INTERIOR PARTITION

SCALE: 1 1/2" = 1'-0"



TYPICAL EXTERIOR PARTITION

2 x 4 WALL FRAMING AT **P.11A**

PARTITION TYPE: P.11A

NON-RATED, BEARING, EXTERIOR SHEAR PARTITION

SCALE: 1 1/2" = 1'-0"

GENERAL NOTES - ASSEMBLIES

A1	GYPSUM BOARD AT MOIST/WET AREAS OR CONDITIONS TO BE MOISTURE/MOLD RESISTANT (INCLUDING WALLS AT SHOWER AND SINK)
A2	2 x SILL PLATE ADJACENT TO MOIST/WET SURFACE TO BE TREATED
A3	PROVIDE BLOCKING AS NECESSARY FOR SUPPORT
A4	REFERENCE STRUCTURAL DRAWINGS AND NOTES FOR VERIFICATION OF STUD SIZES & SPACING
A5	REFERENCE STRUCTURAL DRAWINGS AND NOTES FOR SHEARWALL MATERIAL & LOCATIONS
A6	PROVIDE 2 x SOLID WOOD BLOCKING @ 10'-0" (MAX.) VERTICALLY & HORIZONTALLY
A7	AT LOCATION WHERE WALLS DON'T ALIGN (DUE TO SHEARWALL, ETC.) PROVIDE EXTRA GYP. BOARD WHERE NECESSARY TO FLUSH AND ALIGN FULL LENGTH OF WALL
A8	DO NOT PLACE ANY TYPE OF RECEPTACLE BOX (ELECTRICAL, CATV, TELEPHONE, ETC.) BACK-TO-BACK WITHIN WALLS. ANY RECEPTACLE BOXES IN WALLS LESS THAN 24" APART REQUIRE BOTH BOXES TO BE PROTECTED BY PUTTY PADS & CONT. FIRE-RATED ACOUSTICAL SEALANT AROUND PERIMETER OF BOX. SEE DETAILS ON THIS SHEET.
A9	INSTALL CONTINUOUS ACOUSTICAL SEALANT AROUND THE PERIMETER OF ALL SOUND-RATED INSULATED PARTITIONS SUCH AS DEMISING WALLS, AROUND THE PERIMETER OF EXTERIOR WALLS, AND AROUND ALL WALL PENETRATIONS, INCL. PIPES, RECEPTACLE BOXES, SWITCHES, DUCTS, ETC. THROUGH SUCH WALLS.
A10	INSTALL CONTINUOUS ACOUSTICAL SEALANT AROUND THE PERIMETER CEILING ASSEMBLIES AND THE PERIMETER OF ALL PENETRATIONS THROUGH CEILING ASSEMBLIES INCLUDING PIPES, DUCTS, RECESSED CAN LIGHT FIXTURES, J-BOXES, ETC.
A11	INSTALL UL-CLASSIFIED FIRESTOPPING AROUND THE PERIMETER, AND AT PENETRATIONS THROUGH ALL RATED WALL ASSEMBLIES. THE RATING OF THE FIRE STOP SYSTEM SHALL MATCH THE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. SUCH ASSEMBLIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: CHASES, DEMISING WALLS. ALL FIRESTOPPING MATERIALS SHALL BE NON-COMBUSTIBLE AND MEET THE REQUIRMENTS OF THE INTERNATIONAL BUILDING CODE.
A12	SEAL ALL PENETRATIONS THROUGH EXTERIOR WALL WITH EITHER SILICONE SEALANT OR EXPANDING FOAM SEALANT.

PARTITION ASSEMBLIES

GOVERNING CODES & ANALYSIS NOTES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ASHRAE STANDARD 90.1-2013 (ENERGY)
2018 INTERNATIONAL FIRE CODES
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY: 2018 INTERNATIONAL BUILDING CODE (ICC/ANSI A117.1-2009)

JURISDICTION:	CENTERVILLE CITY, DAVIS COUNTY, UTAH
ZONE:	SHORELAND COMMERCE PARK (SCP)
BUILDING TYPE OF CONSTRUCTION PER TABLE 601:	III-B; w/ AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.1.1
PRIMARY OCCUPANCY CLASSIFICATION PER SECTION 302:	GROUP B (BUSINESS)
'GROUP B' ALLOWABLE HEIGHT & AREA PER SECTION 504 & 506:	75'; 4 STORIES; 76,000 SF
'GROUP B' HEIGHT & AREA PROPOSED:	1 STORY, 28'-0" FT; **7,448 SF** FLOOR AREA
BUILDING TOTAL GROSS AREA:	7,859 SF
TENANT SEPARATION PER TABLE 508.4:	TO BE DETERMINED DURING TI PHASE
ROOFTOP ACCESS IS AVAILABLE VIA THE FIRE RISER ROOM FOR SERVICING OF ROOFTOP MECHANICAL UNITS	
OCCUPANT LOAD FACTOR PER TABLE 1004.5:	150 GROSS (SEE OCCUPANCY SCHEDULE)
BUSINESS: 7,448 SQ. FT. / 150	50 OCC.
EXIT WIDTH PER SECTION 1005.3.2 (50 OCC x 0.2):	10" REQUIRED
TOTAL EXIT WIDTH PROVIDED @ (4) DOORS:	136" - SEE PLAN
MAX. COMMON PATH OF EGRESS PER TABLE 1006.2.1:	100' FOR GROUP B w/ SPRINKLER
ACTUAL COMMON PATH OF EGRESS (AT MAX.):	**36'** @ CP-1*
EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2:	300' FOR GROUP B w/ SPRINKLER
ACTUAL ACCESS TRAVEL DISTANCE (AT MIN.):	**80'** @ CP-1 + TD-1*

* = ACTUAL PATH AND DISTANCES TO BE DETERMINED DURING TI PHASE

PARTITION ASSEMBLIES

OCCUPANCY SCHEDULE

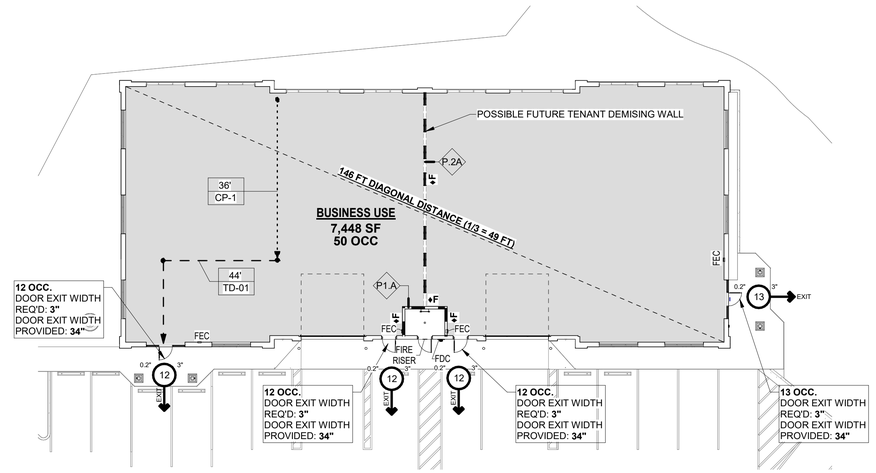
FUNCTION OF SPACE	AREA	OCCUPANCY LOAD FACTOR	DESIGN OCCUPANT LOAD	FIXED SEATING	FIXED SEATING OCCUPANT LOAD	TOTAL REQ'D DOOR WIDTH (INCHES)	TOTAL REQ'D STAIR WIDTH (INCHES)
1st FLOOR							
BUSINESS USE	7,448 SF	150	50	No		10	15
Grand total	7,448 SF		50			10	

LIFE SAFETY LEGEND

70' / TD-1a	PATH DISTANCE / EGRESS PATH ID
	EXIT ACCESS = < 300' IN SPRINKLERED BLDG PER IBC 1017.2
70' / CP-1	PATH DISTANCE / EGRESS PATH ID
	COMMON PATH OF EGRESS = < 100' IN SPRINKLERED BLDG PER IBC 1006.2.1
P.1	PARTITION TYPE - SEE FLOOR PLANS & THIS SHEET
EXIT	TACTILE EXIT SIGN PER IBC1013.4 AND COMPLYING WITH ICC A117.1 - SEE: **703 / G002**
SUITE A	4" HIGH PREMISES INDENTIFICATION PER IFC 505.1
FIRE RISER	FIRE RISER DOOR SIGN - SEE: **4 / A101**
FEC	RECESSED FIRE EXTINGUISHER CABINET
FEC	SURFACE MOUNTED FIRE EXTINGUISHER CABINET

FIRE-RATED PARTITION LEGEND

GRAPHIC	DESCRIPTION	SYMBOL
	NON-RATED WALLS	-
	FIRE RESISTIVE RATED WALLS, 1-HOUR	♦F
	FIRE RESISTIVE RATED WALLS, 2-HOUR	♦♦F
	FIRE-RATED, SMOKE BARRIER WALLS, 1-HOUR	♦S



1 FIRST FLOOR LIFE SAFETY PLAN

1/16" = 1'-0"

Realize structural engineering inc.
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

Print Full Scale on Sheet Size: **24" x 36"**

CONTACT INFORMATION:

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Email: Troy@SalmonHVAC.com

CIVIL ENGINEER - Scott Argyle:

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181 NORTH 200 WEST, SUITE 4
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Phone: (801) 298-2236

STRUCTURAL ENGINEER - Russell Merrill:

REALIZE STRUCTURAL ENGINEERING, INC.
2880 WEST 4700 SOUTH, SUITE A
WEST VALLEY CITY, UT 84129
Phone: (801) 930-9265

MECHANICAL DESIGN - Troy Salmon:

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CENTERVILLE, UT 84014
Phone: (801) 397-0030

PLUMBING DESIGN - Troy Salmon:

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1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UT 84014
Phone: (801) 397-0030

ELECTRICAL DESIGN - Terry Robertson:

SALMON ELECTRICAL CONTRACTOR
1778 WEST 1180 SOUTH
WOODS CROSS, UT 84087
Phone: (801) 292-3444

REVISIONS		
1	01/15/22	CITY COMMENTS
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
Jun Khaysavang
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: BUILDING LIFE SAFETY PLAN

Project Number	
Date	04/07/26
Drawn By	
Checked By	

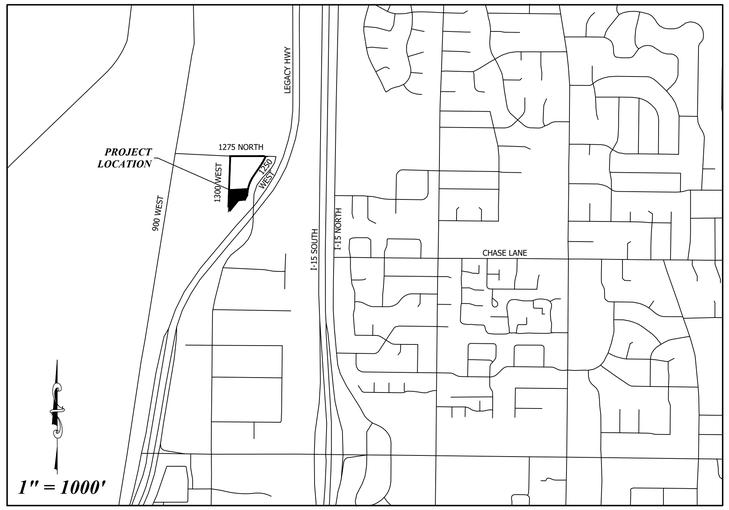
Sheet Number: G100 G100

Scale As indicated

THE PASTURE: PHASE 3 AMENDED

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN
LS100	LANDSCAPE PLAN

BENCHMARK **TOP OF GRATE**
ELEVATION **4217.42'**

H:\1900\1943001\D_PRODUCTION\Civil\04_Plan Set

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

REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

REV #	BY	DATE
1	CSA	01/16/2026
2	CSA	03/05/2026
3		04/07/2026

CIVIL	CSA
SURVEY	JRC
ENGINEER	STA

THE PASTURE: PHASE 3 AMENDED

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

1943001

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - CENTERVILLE CITY
    SEWER - CENTERVILLE CITY
    STORM DRAIN - CENTERVILLE CITY
    IRRIGATION - CENTERVILLE CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
⊠30.82 — 30.82 EXISTING SPOT ELEVATION
⊠30.82 — 30.82 PROPOSED SPOT ELEVATION
GRADE DOWNWARD GRADE
(4258) EXISTING INDEX CONTOUR
EXISTING MINOR CONTOUR
4258 PROPOSED CONTOUR
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
ADA PARKING
STREET LIGHT
LIGHT POLE
POWER POLE
TELEPHONE POLE
UTILITY POLE
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
EXISTING FIBER OPTIC
PROPOSED FIBER OPTIC
EXISTING NATURAL GAS
PROPOSED NATURAL GAS
EXISTING POWER
PROPOSED POWER
EXISTING OVERHEAD POWER
PROPOSED OVERHEAD POWER
EXISTING UNDERGROUND POWER
PROPOSED UNDERGROUND POWER
EXISTING TELEPHONE
PROPOSED TELEPHONE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING FIRE PROTECTION
PROPOSED FIRE PROTECTION
WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING SEWER LINE
PROPOSED SEWER LINE
SEWER MANHOLE
EXISTING LAND DRAIN
PROPOSED LAND DRAIN
LAND DRAIN MANHOLE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRADE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

POWER
TELEPHONE & TV
GAS
SEWER
WATER
IRRIGATION

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REGISTERED PROFESSIONAL ENGINEER — 04/07/2026 — No.189586 — SCOTT T. ARGYLE — STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

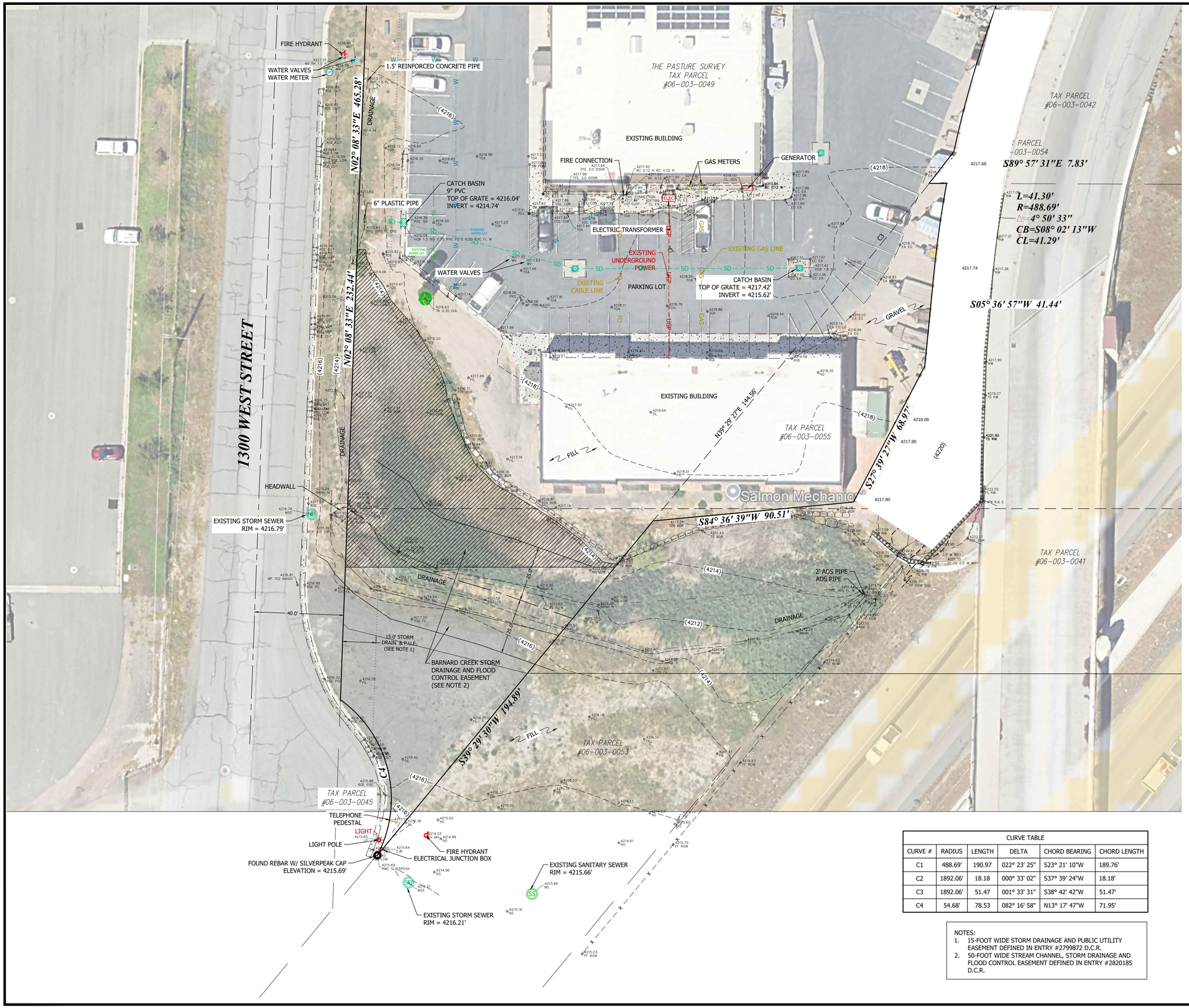
THE PASTURE: PHASE 3 AMENDED

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: CSA
APPROVED: STA
PROJECT #: 1943001
SITE 1943001 26-01-16.dwg

C101
NOTES & LEGEND



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

NOTES:
1. 15-FOOT WIDE STORM DRAINAGE AND PUBLIC UTILITY EASEMENT DEFINED IN ENTRY #2799872 D.C.R.
2. 50-FOOT WIDE STREAM CHANNEL, STORM DRAINAGE AND FLOOD CONTROL EASEMENT DEFINED IN ENTRY #2820185 D.C.R.

20 0 20 40 60

SCALE: 1" = 20'

TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- WIRE FENCE LINE
- WATER LINE
- FLOW LINE
- EARTHEN BANK
- STORM DRAIN LINE
- PARKING
- RETAINING WALL
- ROCK WALL

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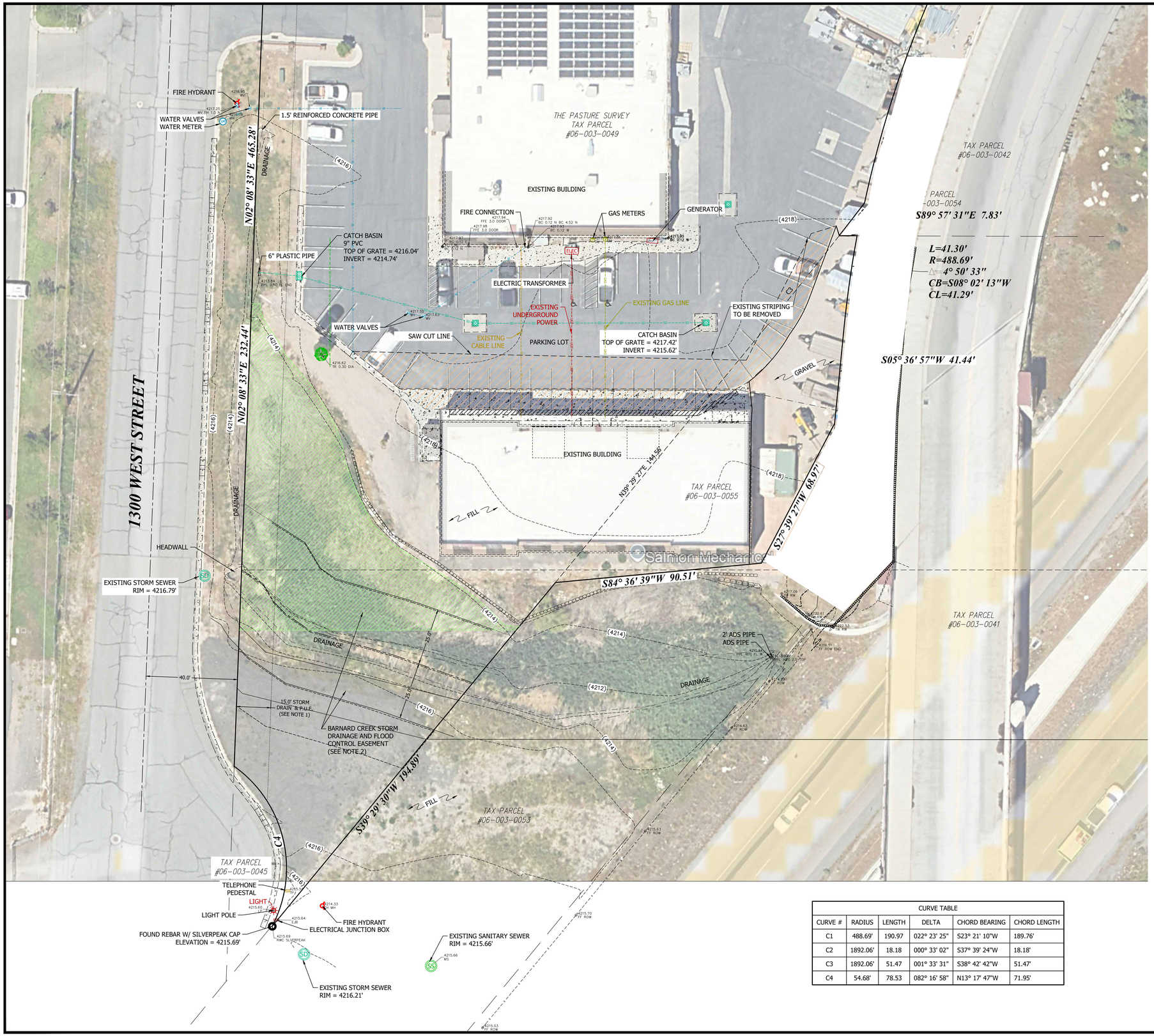
REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

THE PASTURE: PHASE 3 AMENDED

THE PASTURE PHASE 3
TAX PARCEL #06-003-0049 & #06-003-0055
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE, DAVIS COUNTY, UTAH

DRAWN: JAF 04/07/2026
APPROVED: JRC 04/07/2026
PROJECT #: 1943001
TOPO 1943001.dwg

V200
TOPOGRAPHIC SURVEY



Salmon Mechanical

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C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

20 0 20 40 60

SCALE: 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
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Address: .
Email: troy@salmonhvac.com

THE PASTURE: PHASE 3 AMENDED

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	CSA
APPROVED:	STA
PROJECT #:	1943001
SITE 1943001 26-01-16.dwg	

C300

DEMOLITION PLAN

DRAINAGE NARRATIVE:

PER CITY REQUEST, WE HAVE EVALUATED THE TOTAL DRAINAGE IMPACT OF THE NEW CONSTRUCTION WITH THE INCLUSION OF THE NEW GRAVEL LANDSCAPE AREA. WE HAVE BEEN ASKED TO EVALUATE THE DIFFERENCE IN RUNOFF VOLUME BETWEEN THE GRAVEL AS LANDSCAPE AND THE GRAVEL AS HARDSCAPE AFTER YEARS OF CONSIDERABLE TIME BEING COMPACTED.

WE HAVE DETERMINED THAT THE TOTAL INCREASE IN RUNOFF VOLUME IS 653 CU. FEET. THE WETLAND AREA TO THE IMMEDIATE SOUTH OF THE PROJECT IS APPROX. 17,800 SQ FT. THAT IS AN INCREASE OF 0.4" OF AN INCH OR $\frac{13}{32}$" OF AN INCH IN DEPTH.

IT IS IMPORTANT TO NOTE THAT ALL THE SURROUNDING LANDSCAPE IS NOT BEING DETAINED. ALL RUNOFF IS BRING DIRECTED TO THE SOUTHWEST VIA CULVERT IN THE STREET. THAT CULVERT TIES INTO THE NEIGHBORING UDOT SITE, WHICH IS BEING DIRECTED TO THE WETLANDS AND LAKE TO THE WEST.

IT IS OUR CONCLUSION THAT THE IMPACT IS NEGLIGIBLE ENOUGH THAT NO FURTHER DRAINAGE MEASURES ARE NEEDED

Land Table for LOD Area

	Area Before (sq.ft.)	Area After (sq.ft.)	% of land
Improvments	4611.859	6984.825	28%
Building	0	8068.889	33%
Landscaping	20147.08	9705.225	39%
Total	24758.939	24758.939	100%

DRAINAGE CALCULATIONS

16-Jan-26

Area Analysis

Area	sq.ft.	Acres	C
Building	8,069	0.19	0.85
Improvements	5,638	0.13	0.90
Landscape	11,052	0.25	0.15
Total	24,759	0.57	0.55

100 Year Retention Analysis

NOAA Precipitation Frequency Data Server
Latitude: 40.9317 Degree **Longitude: -111.8955 Degree**
Allowable Runoff 0.00 cfs/acre

Time (min.)	I in./hr	Runoff ft³	Allowable Runoff ft³	Storage ft³
5	7.020	657	0	0
10	5.340	1,000	0	1,000
15	4.410	1,238	0	1,238
30	2.970	1,668	0	1,668
60	1.840	2,067	0	2,067
120	1.060	2,381	0	2,381
180	0.730	2,460	0	2,460
360	0.393	2,648	0	2,648
720	0.235	3,167	0	3,167
1440	0.134	3,612	0	> 3,612 <

Required Detention **3,612**

DRAINAGE CALCULATIONS

16-Jan-26

Area Analysis

Area	sq.ft.	Acres	C
Building	8,069	0.19	0.85
Improvements	8,914	0.20	0.90
Landscape	7,776	0.18	0.15
Total	24,759	0.57	0.65

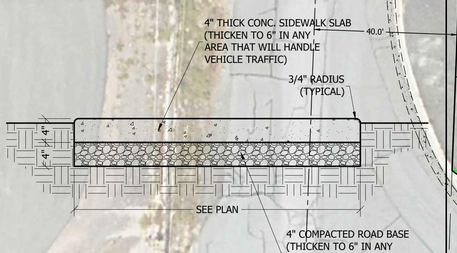
100 Year Retention Analysis

NOAA Precipitation Frequency Data Server
Latitude: 40.9317 Degree **Longitude: -111.8955 Degree**
Allowable Runoff 0.00 cfs/acre

Time (min.)	I in./hr	Runoff ft³	Allowable Runoff ft³	Storage ft³
5	7.020	776	0	0
10	5.340	1,180	0	1,180
15	4.410	1,462	0	1,462
30	2.970	1,969	0	1,969
60	1.840	2,440	0	2,440
120	1.060	2,812	0	2,812
180	0.730	2,904	0	2,904
360	0.393	3,127	0	3,127
720	0.235	3,740	0	3,740
1440	0.134	4,265	0	> 4,265 <

Required Detention **4,265**

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 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK

C-6 / C400 TYPICAL N.T.S.

SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE CONCRETE 6"X12" CURBWALL PER DETAIL, SHEET C900
- C-5 PRIVATE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
- C-10 PRIVATE CONCRETE PIPE BOLLARD DETAIL, SHEET C900
- R-1 MINOR CONCRETE RETAINING WALL WITH RAILING PER DETAIL, SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

NOTES

STORM DRAIN TO FLOW INTO EXISTING STRUCTURES.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'

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REGISTERED PROFESSIONAL ENGINEER
04/07/2026
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

THE PASTURE: PHASE 3 AMENDED

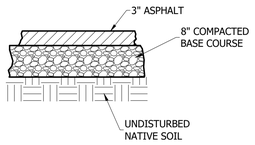
THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: CSA
APPROVED: STA
PROJECT #: 1943001
SITE 1943001 26-01-16.dwg

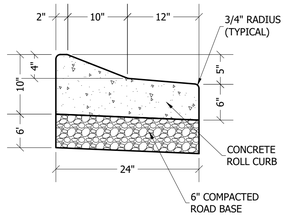
C400
SITE PLAN

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. PLACE MATERIAL PER APWA SECTION 32 05 10.



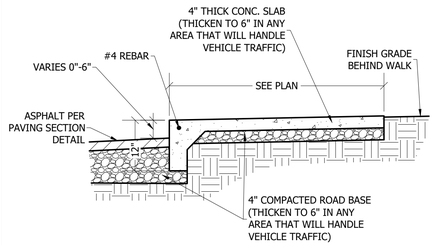
PRIVATE
ASPHALT SECTION
C-1 / C400 TYPICAL
N.T.S.

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.



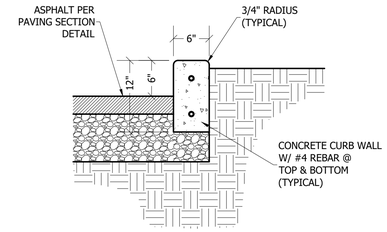
PRIVATE
24" RELEASE ROLL CURB
C-3 / C400 TYPICAL
N.T.S.

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 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



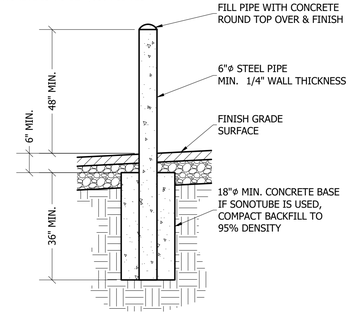
PRIVATE
THICKENED EDGE SIDEWALK
C-5 / C400 TYPICAL
N.T.S.

NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE
CONCRETE 6"X12" CURBWALL
C-4 / C400 TYPICAL
N.T.S.

NOTES
1. BACKFILL 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.



PRIVATE
CONCRETE PIPE BOLLARD
C-10 / C400 TYPICAL
N.T.S.

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04/07/2026
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SCOTT T.
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STATE OF UTAH

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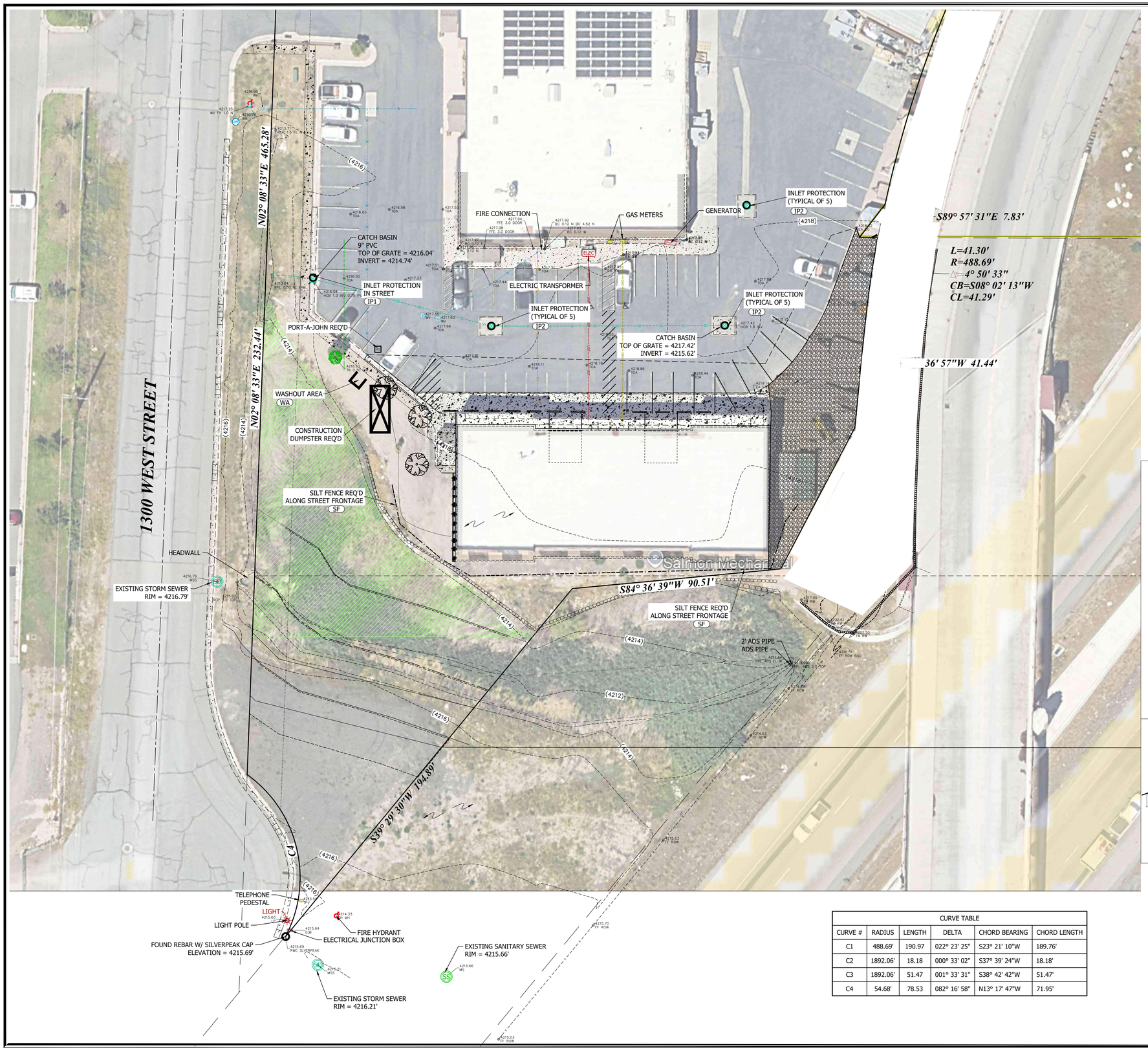
THE PASTURE: PHASE 3 AMENDED

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	CSA
APPROVED:	STA
PROJECT #:	1943001
SITE 1943001 26-01-16.dwg	

C900
SITE DETAILS



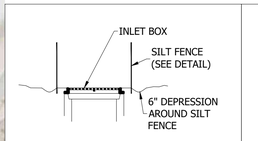
Salmon Mechanical

20 0 20 40 60

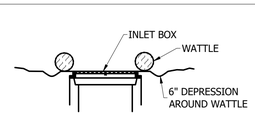
SCALE: 1" = 20'

CONSTRUCTION NOTES

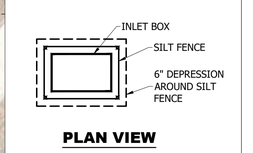
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. 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.
8. 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 SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



PROFILE VIEW

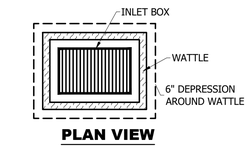


PROFILE VIEW



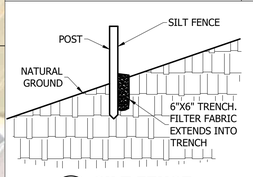
PLAN VIEW

IP1 EC100 INLET PROTECTION
TYPICAL
N.T.S.

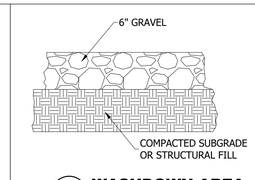


PLAN VIEW

IP2 EC100 INLET PROTECTION
TYPICAL
N.T.S.



SF EC100 SILT FENCE
TYPICAL
N.T.S.



WA EC100 WASHDOWN AREA
TYPICAL
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

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

Entellus™

REGISTERED PROFESSIONAL ENGINEER
04 / 07 /2026
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: .
Email: troy@salmonhvac.com

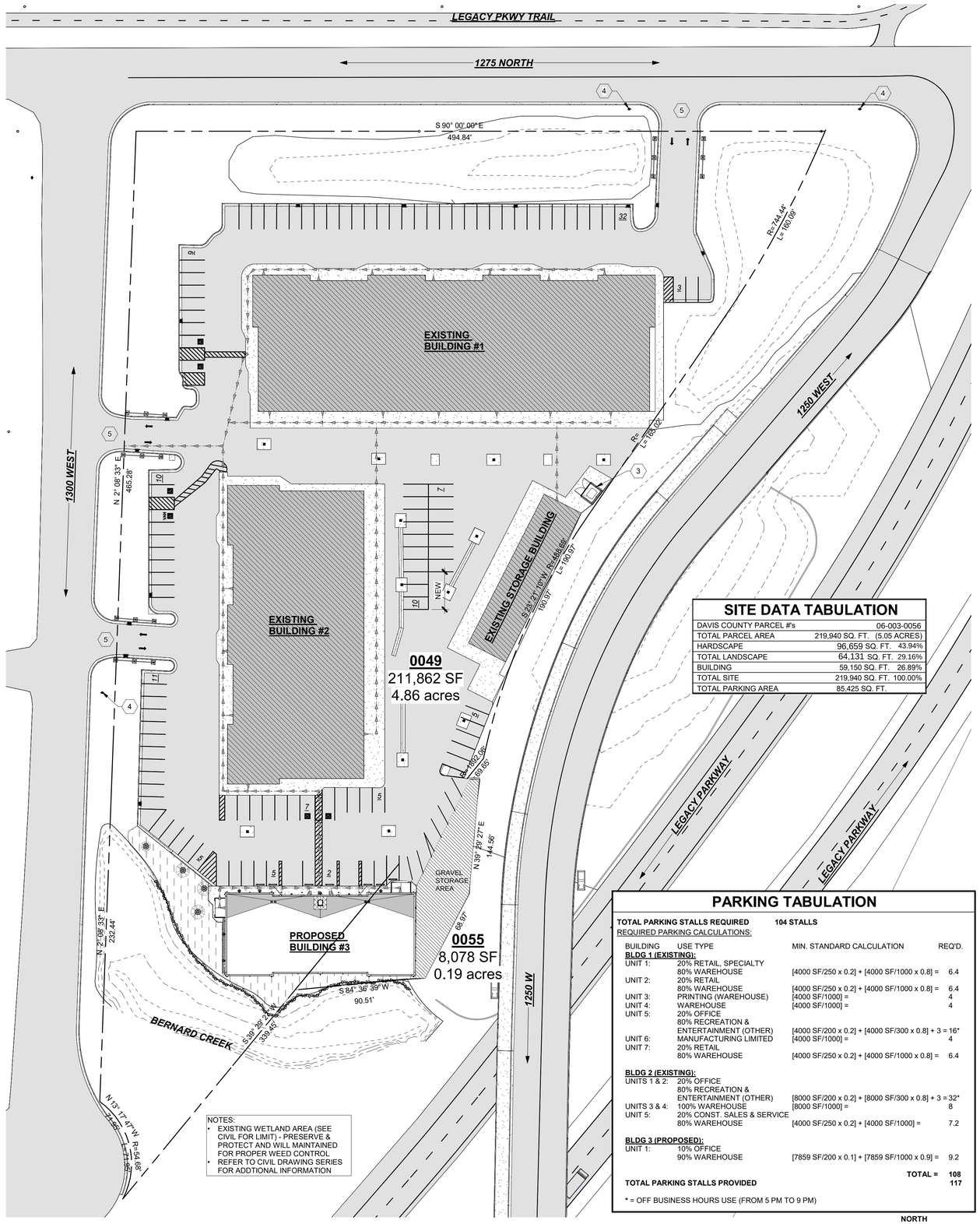
THE PASTURE: PHASE 3 AMENDED

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	CSA
APPROVED:	STA
PROJECT #:	1943001
SITE 1943001 26-01-16.dwg	

EC100
EROSION CONTROL PLAN



1 OVERALL ARCHITECTURAL SITE PLAN (COMPLETED)
1" = 40'-0"

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	96,659 SQ. FT. 43.94%
TOTAL LANDSCAPE	64,131 SQ. FT. 29.16%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

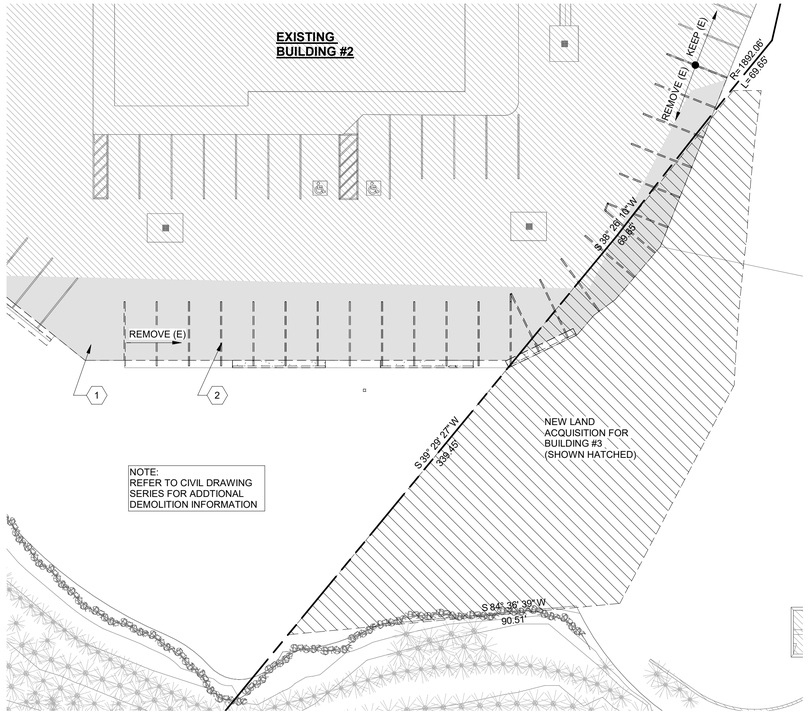
PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

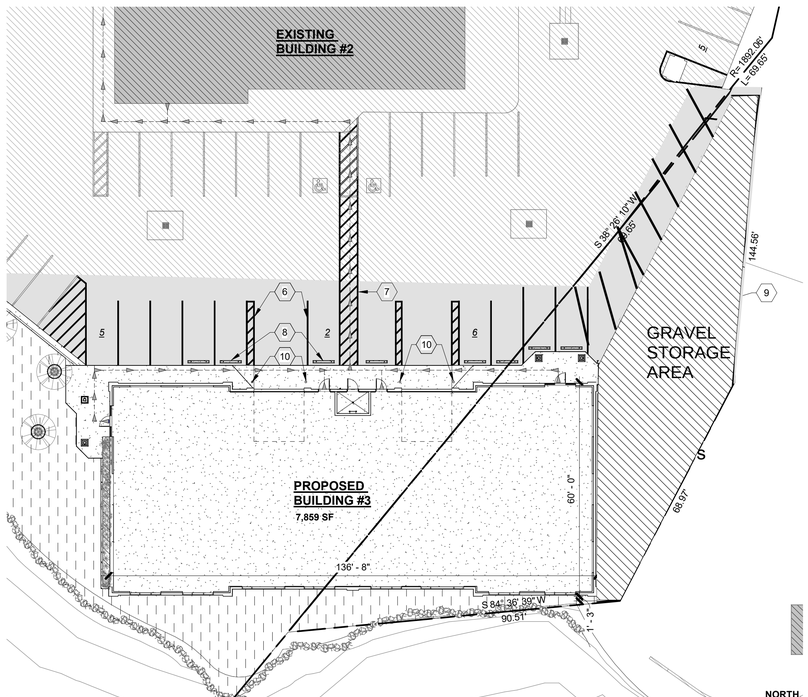
REQUIRED PARKING CALCULATIONS:

BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)



3 ENLARGED ARCHITECTURAL SITE PLAN (EXISTING/DEMOLITION)
1" = 20'-0"



2 ENLARGED ARCHITECTURAL SITE PLAN (NEW)
1" = 20'-0"

Realize structural engineering inc.
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

REFERENCE NOTES

1	EXISTING ASPHALT PAVEMENT TO BE REMOVED (SHOWN SHADED) - SEE CIVIL
2	EXISTING DESIGNATED PARKING TO BE RELOCATED
3	EXISTING DUMPSTER & ENCLOSURE
4	EXISTING FIRE HYDRANT
5	SITE ACCESS / EGRESS POINT (TYP. OF 3)
6	PAINTED STRIPING - REF CIVIL DRAWING SERIES
7	5' WIDE PAINTED ACCESSIBLE ACCESS ROUTE
8	CURB STOPS - SEE CIVIL
9	NEW PLANTING - SEE LANDSCAPE PLAN
10	6" DIA. x 4'-0" HIGH STEEL PIPE BOLLARD - CONCRETE FILLED (PAINTED) - TYP.

GRAPHIC KEY - SITE

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- XERIOSCAPE LANDSCAPE GRAVEL
- LANDSCAPE MULCH
- ACCESSIBLE ROUTE TO PUBLIC WAY (MAX 5% SLOPE & 2% CROSS SLOPE)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: *AMENDED* ARCHITECTURAL SITE PLAN

Project Number	
Date	04/07/26
Drawn By	
Checked By	
Scale	As indicated

Sheet Number: AS100

Print Full Scale on Sheet Size: 24" x 36"

PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

REQUIRED PARKING CALCULATIONS:

BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
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UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
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UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

ORGINAL PARKING TABULATION ABOVE.
ACTUAL COUNT OF PARKING SPACE ON SITE: 124

NEW SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056	
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	96,659 SQ. FT.	43.94%
TOTAL LANDSCAPE	64,131 SQ. FT.	29.16%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

ORGINAL SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0056	
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	98,000 SQ. FT.	44.56%
TOTAL LANDSCAPE	62,790 SQ. FT.	28.55%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
G1	CALAMAGROSTIS	KARL FORESTER GRASS	5GAL	10
T1	CHANTICLEER	ORNIMENTAL PEAR	2"	6

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR TO ADD TOPSOIL TO THE GARDEN BED AREAS
- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

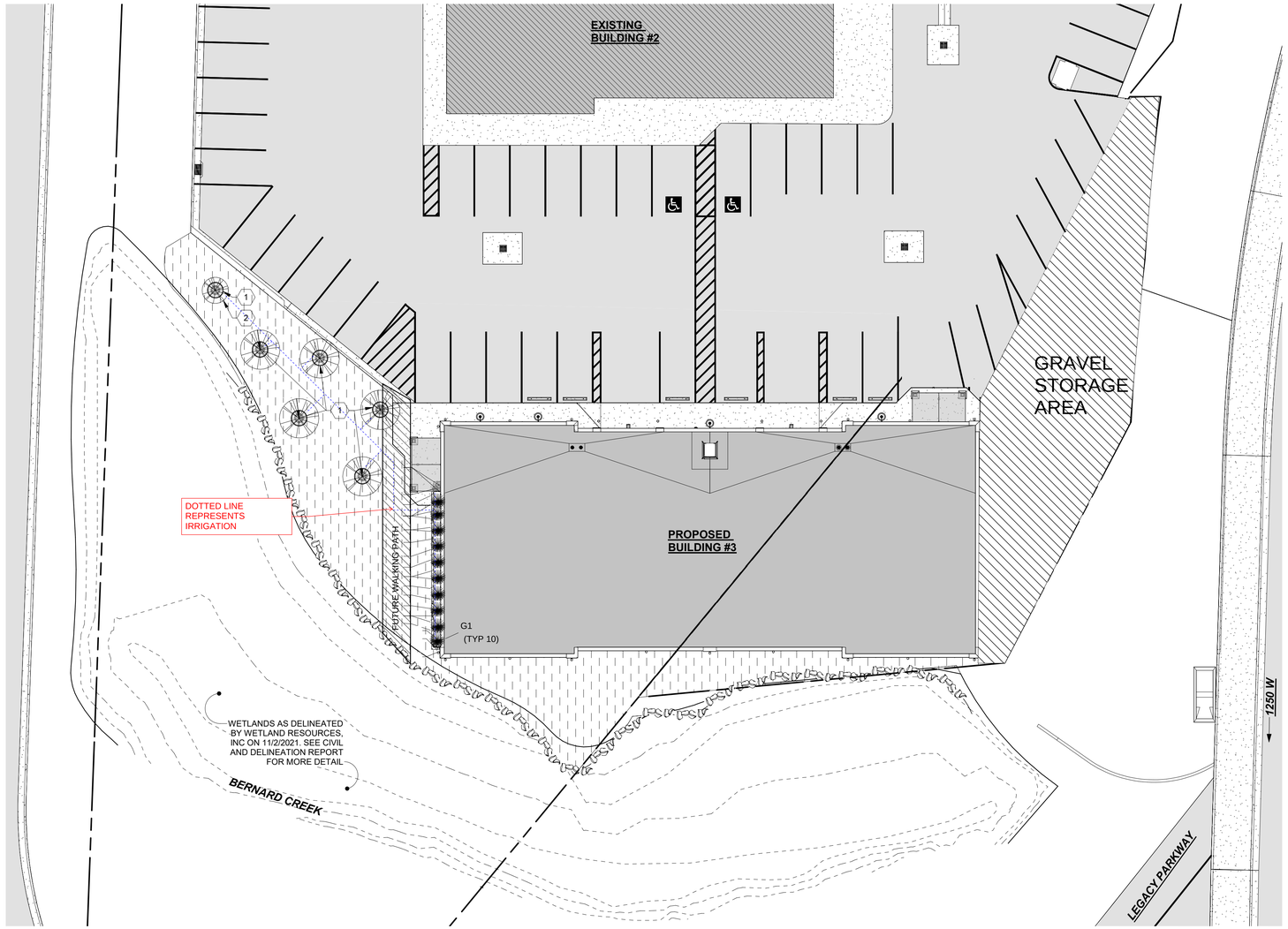
PLANTING ZONE: TYPICAL SPECIES

TOE ZONE: HARDSTEM BULRUSH (SCIRPUS ACTUS)
BALTIC RUSH (JUNCUS BALTICUS)

BANK ZONE: COYOTE WILLOW (SALIX EXIGUA)
HARDSTEM BULRUSH (SCIRPUS ACUTUS)
BALTIC RUSH (JUNCUS BALTICUS)

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 **LANDSCAPE PLAN (NEW)**
1/16" = 1'-0"

NORTH

REFERENCE NOTES

1 CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH
2 EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- XERIOSCAPE LANDSCAPE GRAVEL
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE (XX — MARK)
- PERENNIAL - SEE PLANTING SCHEDULE (XX — MARK)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS

NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS
2	01/19/26	RECORD DRAWING

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
04/07/26
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

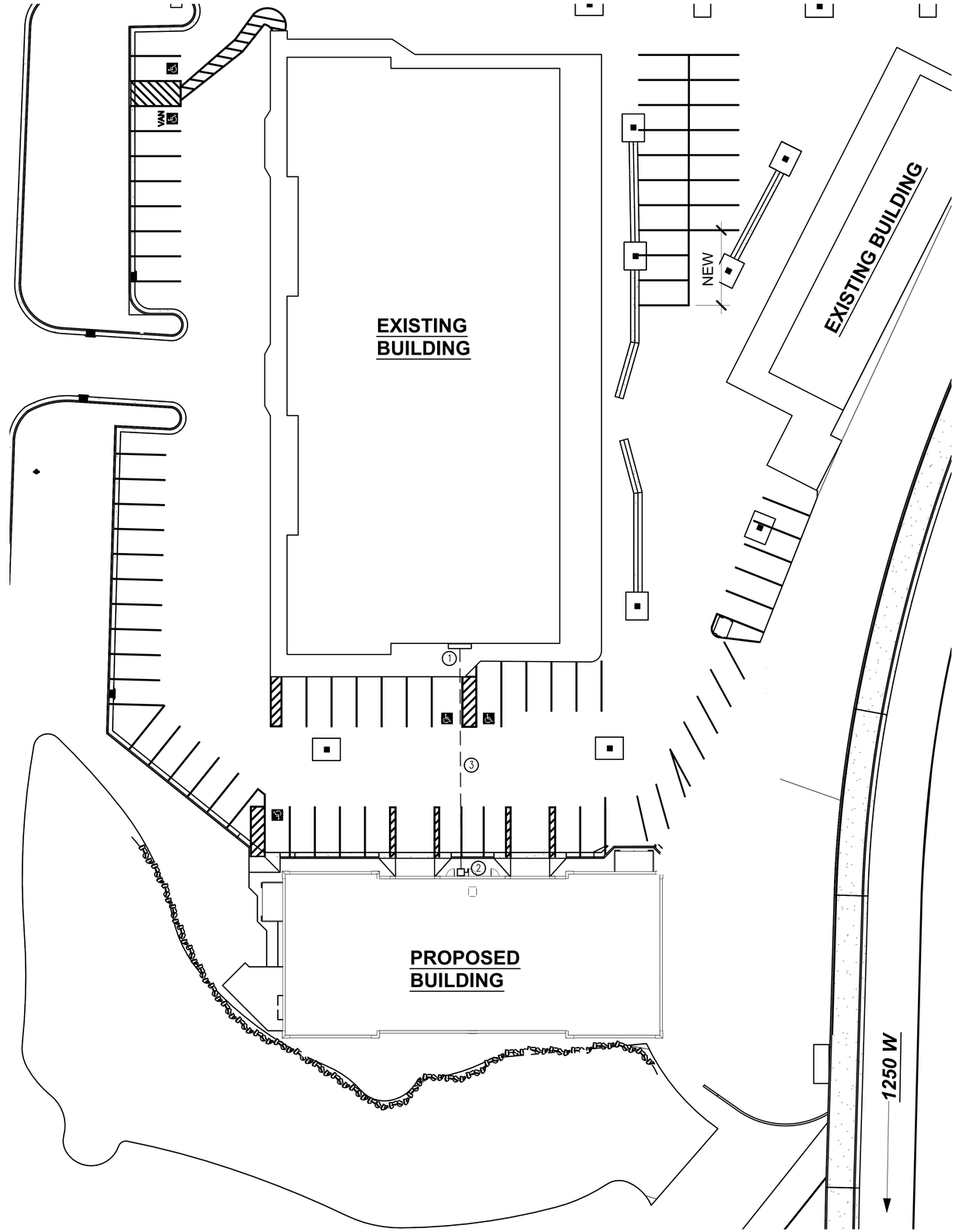
Sheet Title: *AMENDED* LANDSCAPE PLAN

Project Number	
Date	04/07/26
Drawn By	R48
Checked By	R48

Sheet Number: LS100 LS100

Scale As indicated

Print Full Scale on Sheet Size: 24" x 36"



REFERENCE NOTES

1. EXISTING METERING CENTER. WITH 200A 3P CIRCUIT BREAKER AND METER. SEE ONELINE DIAGRAM SHEET E2.1.
2. PROPOSED LOCATION BUILDING ELECTRICAL SERVICE ENTRANCE DISCONNECT.
3. COMPLY WITH NEC 300.5 FOR BURIAL DEPTH OF UNDERGROUND RACEWAYS.

NORTH

ELECTRICAL SITE PLAN

SCALE: 1"=20'-0"

FELLEX ENGINEERING
Eden-St. George, Utah
Phone - 801-913-3111
sussi@fellex.com

No.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 04-07-26

project name: THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

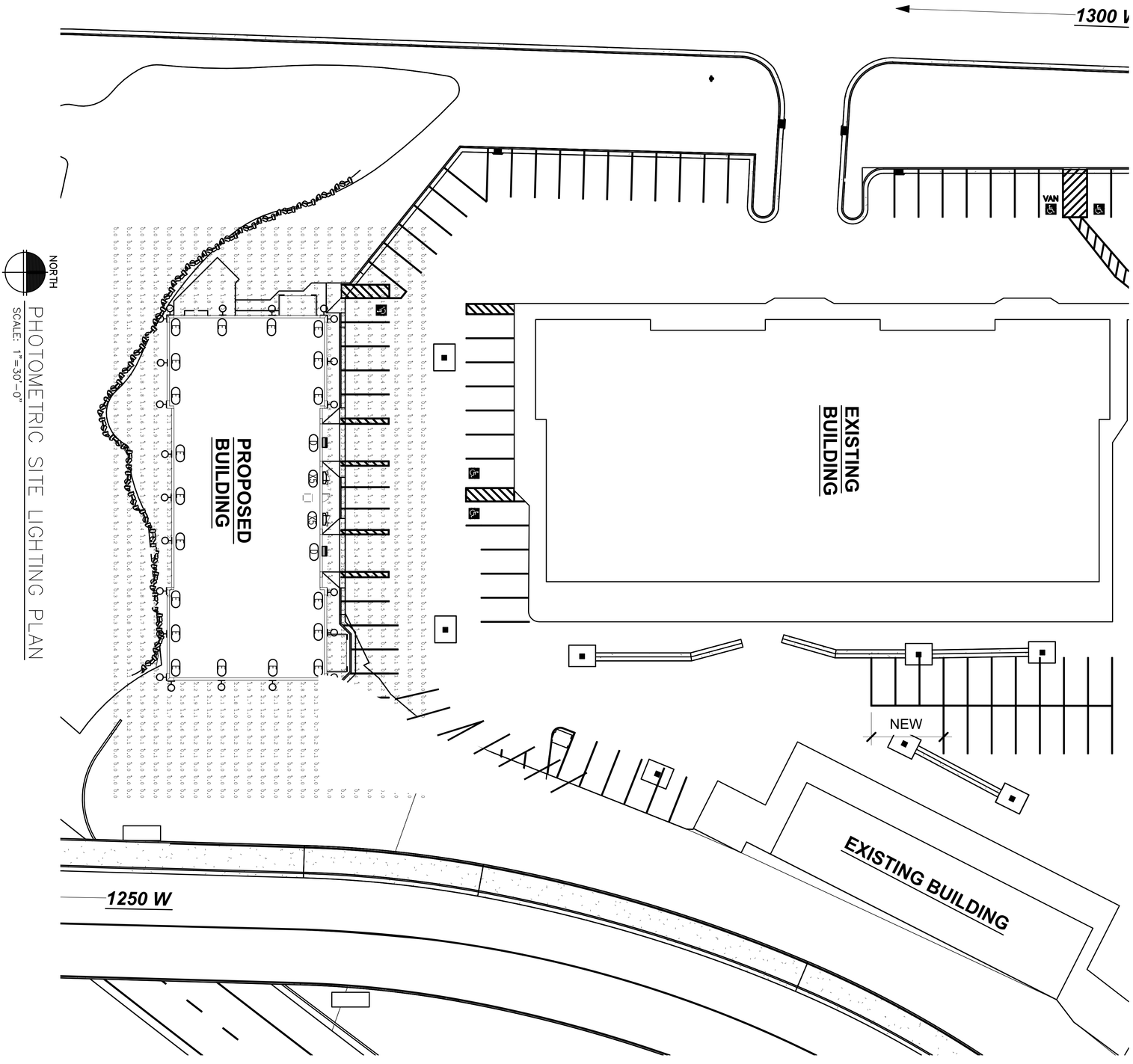
sheet title: ELECTRICAL SITE PLAN

file: THE PASTURE

project #: SH-2102

sheet: E1.0

date: 04-07-26



NORTH

SCALE: 1"=30'-0"

PHOTOMETRIC SITE LIGHTING PLAN

file:	THE PASTURE
project #:	SH-2102
sheet:	E1.0B
date:	04-07-26

project name:

THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

sheet title:

PHOTOMETRIC SITE LIGHTING PLAN

REGISTERED PROFESSIONAL ENGINEER
No. 154667
DEAN PAUL JORGENSEN
STATE OF UTAH

DATE 04-07-26

No.	revision	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1	–	–	–

FELLEX ENGINEERING

FELLEX ENGINEERING
Eden-St George, Utah
Phone – 801-913-3111
sussi@fellex.com

CENTERVILLE CITY SITE PLAN AMENDMENT CHECKLIST

Site Plan Amendment– Completeness Checklist

The following application, information, fees, and documentation is required for a Site Plan Amendment application completeness review.

Project Name: Pastures Phase 3

Date: 4.13.26

TRACKING HISTORY:

Application Submitted: 11.25.25

Completeness Checklist DRC Meeting (1): 1.14.26

Compliance Checklist DRC Meeting (2)4.13.26

✓ ? X –

Application Requirement	Code Reference	Department	Comments	
Original approved plan set of the final site plan		Planning		✓
Copy of the terms and conditions for approval		Planning	None provided	–
Complete Online Application Form	12.21.110	Planning	Submitted 11.25.25	✓
Application Fees	20.130	Planning	$517.50 Paid 12.03.25	✓
A current title report disclosing all recorded matters of title regarding the parcel which is prepared and dated not more than 30 days from the date of submittal of the application for permitted use permit.	15.02.020& 12.21.110	Legal	N/A	–
List of current owners of each property as indicated by current records of the Davis County Recorder's Office.	12.21.110	Planning	Craig Salmon affidavit 11.24.25	✓
Provide a statement describing the proposed project.	12.21.110	Planning	Pasture South Building involves landscape modification. Will need to apply for a HSL waiver	✓
Copies of any agreements with adjacent property owners relevant to the proposed boundary line adjustment.	12.21.110	Legal	None Provided	–
Signed Property Owner Affidavit	12.21.110	Planning/ Legal	Craig Salmon affidavit 11.24.25	✓
A letter from providers, addressing the feasibility and their requirements to serve the project			☐ Century Link ☐ Deuel Creek Irrigation Co ☐ Dominion Energy	✓

			☐ Rocky Mountain Power ☐ South Davis Metro ☐ South Davis Sewer District ☐ Utopia Fiber ☐ Weber Basin Water District ☐ Xfinity Cable Service ☐ Davis County Health Department UDOT Region One (1)	
Plan Set including: ✓ Cover sheet ✓ Existing Conditions Inventory Sheet (Survey) ✓ Site Plan – Grading and Drainage Sheet ✓ Utility Plan Sheet – Building Elevation Sheet	12.21.110		Grading and Drainage waived by Kevin. Building elevation sheet waived, existing. Kevin approved plans 4.9.26	✓
Site Plan				
Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets One electronic copy shall be submitted 3 paper copies shall be submitted at the time of compliance review Each Sheet should include the following: ☐ Engineer Contact information ☐ Name ☐ Phone number ☐ Firm ☐ Address ☐ Page number ☐ North Arrow ☐ Scale	12.21.110	Planning	Need to submit a updated plan set, not just the set that was approved before.	✓
Site Plan Cover Page:				
Cover Page including the following: ☐ Engineer Contact information ☐ Name ☐ Phone number ☐ Firm ☐ Address ☐ Page number	12.21.110 & 15.05.060	Planning		✓

☐ Development Use ☐ Engineer Stamp ☐ Vicinity Map				
Site Plan Sheet				
Site address	12.21.110	Planning	1265 W 1275 NORTH	✓
Total acreage	12.21.110	Planning	5.042	✓
Tax identification number for the parcel	12.21.110	Planning	060030056	✓
Legal description of the property and parcel number	12.21.110	Planning		✓
Tie to a Section monument	12.21.110	Engineering	Kevin Marked Complete 2.12.26	✓
The boundary lines of all lots in the project showing: ☐ Bearings ☐ Distances ☐ Dimensions ☐ Square footage ☐ Orientation ☐ Topography	12.21.110	Planning/ Engineering	Kevin Marked Complete 2.12.26	✓
Subject property existing and proposed buildings: ☐ Location ☐ Height ☐ Setbacks	12.21.110	Planning	No new proposed buildings	✓
Relationship of the property to adjoining properties and uses for of existing and proposed buildings: ☐ Location ☐ Height ☐ Setbacks	12.21.110	Planning	N/A	✓
Location, arrangement and layout of landscaping and open space (addental checklist is required)	12.21.110	Planning	Need to submit a Waiver.	X
Location, dimensions, and labeling of other features such as: ✓ irrigation facilities ☐ ~~bridges~~ ☐ ~~railroad tracks~~ ✓ buildings ☐ ~~bicycle racks~~ ✓ dumpsters ✓ trash cans ☐ ~~fences/ retaining walls (with grading plan)~~ ☐ ~~signage~~ ☐ ~~mechanical equipment~~	12.21.110	Planning		✓
A sheet showing all retaining walls details, including their height relative to proposed grades (when	12.21.110	Planning	Need to address screening for outdoor storage	X

involves fences, walls, grade changes, or in the Hillside Overlay Zone)				
An elevation plan drawn to scale showing elevations of existing and proposed structures	12.21.110	Planning	Waived, buildings already established	–
Layout, dimensions, and names of existing and future road right-of-way, private street, and sidewalks	12.21.110	Public Works	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Traffic circulation patterns	12.21.110	Engineering	Kevin Marked Complete 2.12.26	✓
Pedestrian circulation patterns	12.21.110	Engineering	Kevin Marked Complete 2.12.26	✓
Access to the property	12.21.110	Engineering/ Public Works	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Final Parking Plan (separate checklist)	12.21.110	Planning/ Public Works	Parking stalls previously approved. No parking alterations are being made	✓
Proposed reservations for parks, playgrounds, school, and other public facility sites, if any;	12.21.110	Planning/ Public Works	N/A	–
Table of Development Standards: ☐ ~~Setbacks from all property lines~~ ✓ Impervious surface sq ft and % ☐ ~~Square footage of building footprint~~ ☐ ~~Square footage of total building floor area~~ ☐ ~~Square footage of street rights of way~~ ☐ ~~Residential Units~~ ✓ Commercial Units ☐ ~~Structure heights~~ ☐ ~~Distance between buildings~~ ✓ Parking number ☐ ~~Density~~ ✓ Landscape buffering % ✓ Floor area	12.21.110	Planning	• Impervious Surface: Building Footprint = 219.94 sq ft × (73.11 / 100) = 160.7981 sq ft • Commercial Units: 13 • Parking Number: 117 • Landscaping % (including xeriscape: • Floor area of each building provided on previously approved building plans	✓
A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed	12.21.110	Planning/ Engineering/ Public Works	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26 For Plantings, there will be a bond established until they put it in, applicant has indicated that plantings will be added this summer.	–
Any existing easements, driveways, utilities and infrastructure improvements	12.21.110	Planning		✓
Existing Conditions Inventory/ Survey Sheet:				
A topographical drawing prepared by a licensed surveyor or civil engineer, showing existing topography in dashed lines at two foot intervals (in the Hillside Overlay Zone) or 5 ft intervals in all other areas and showing the proposed grade in solid lines at two foot intervals structurers	12.55.134	Planning		✓

Depiction of streams drainage course.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of floodplains located on or within 100 feet of the subject property.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Floodplains shall be as delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps	12.50.040	Public Works-Drainage	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Floodplain elevations for a 100 year flood event shall be depicted by topographic delineation	12.50.040	Public Works-Drainage	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of the slope categories based on the City topographic maps: ○ 0-10%; ○ 10-20%; ○ 20-30%; ○ 30% or more.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of sensitive soils (as identified on any soil survey prepared for a government body).	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Description of soil limitations on development	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Description of soils with severe limitation shall be noted separately	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of seasonal high water table	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of flood hazard	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of poor drainage	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of wetland/hydric soil conditions	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of high shrink/swell potential	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of shallow depth to bedrock	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of excessive slopes	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of high susceptibility to erosion	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of wetlands which are required to be delineated by the Clean Water Act.	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction wetlands by a line denotating the boundaries	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓

A copy of any application for authorization to impact or alter wetlands	12.50.040	Public Works-Drainage/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Depiction of shrub and tree stands (as indicated by recent aerial photos)	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of the shrub and tree area by a circumferential line extending to the outer perimeter of the tree or shrub canopies	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI.	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of 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	12.50.040	Engineering	Kevin Marked Complete 2.12.26	✓
Depiction of 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	12.50.040	Planning/ Engineering		✓
Depiction of cultural and historic resources, including cemeteries, identified in the General Plan	12.50.040	Planning		✓
Note whether the property is located within a designated historic district.	12.50.040	Planning		✓
Source of the ECI data	12.50.040			✓
If a factor is not applicable to the subject property, the ECI shall include a note to that effect.	12.50.040			✓
Grading and Drainage Sheet:				
Topography contours at 2-foot intervals	12.21.110	Public Works/ Engineering	Waived	–
Areas of substantial earth moving with an erosion control plan	12.21.110	Public Works/ Engineering	Waived	–
Storm Water Maintenance Plan Submitted	Title 16	Public Works/ Engineering	Waived	–
Storm Water Maintenance Plan Agreement Signed	Title 16		Waived	–
Location of existing: ☐ water course ☐ canals ☐ ditches ☐ springs ☐ wells ☐ culverts ☐ storm drains	12.21.110 & Title 16	Public Works/ Engineering	Waived	–

Location of any designated floodplain and/or wetland boundaries	12.21.110 & Title 16	Public Works/ Engineering	Waived	–
Direction of: ☐ storm water flows ☐ catch basins ☐ inlets ☐ outlets ☐ waterways ☐ culverts ☐ detention basins ☐ orifice plates ☐ outlets to off-site facilities ☐ off-site drainage	12.21.110	Public Works/ Engineering	Waived	–
Utility Plan Sheet:				
All existing and proposed utilities including, but not limited to: ☐ Sewer ☐ culinary water ☐ secondary water ☐ fire hydrants ☐ storm drains ☐ subsurface drains ☐ gas lines ☐ power lines ☐ communications lines ☐ cable television lines ☐ streetlights	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Contour Drainage Plans	Title 16	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Cut and Fill Specifications	15.05.030 & 15.05.070	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Where one or more conditions of unusual soil, vegetation, geology or slope exist, resulting in increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, and potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓

reviewed and approved by the City prior to final approval of a development project.				
Location and dimensions of all utility easements	12.21.110	Public Works/ Engineering	I don't see any Issue with this Public Works is good. Mike Carlson 2.11.26	✓
Building Elevations Sheet:				
Accurate front, rear, and side elevations drawn to scale	12.21.110	Planning	Waived. NO amendment to approved plans	–
Exterior surfacing materials and colors, including roofing material and color	12.21.110	Planning	Waived. NO amendment to approved plans	–
Outdoor lighting, furnishings, and architectural accents	12.21.110	Planning	Waived. NO amendment to approved plans	–
Location and dimensions of signs proposed to be attached to the buildings or structure	12.21.110	Planning	Waived. NO amendment to approved plans	–

A site plan amendment approval shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the approval is not commenced within one year or not substantially completed within two years from the date of final site plan approval.

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GRASSES				
G1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	5 GAL.	2
G2	HELIICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	3
PERENNIALS				
B1	BLACK EYED SUSAN	BLACK EYED SUSAN	1 GAL.	2
Sa	SALVIA NEMOROSA 'CARADONNA'	PURPLE SALVIA	1 GAL.	2
SHRUBS				
BJ	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL.	4
CB	COTONEASTER DAMMERI	CORAL BEAUTY	5 GAL.	2
DB	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL.	3
RR	ROSA POLYANTHA	RED ROSE FLOWER CARPET	5 GAL.	5
TREES				
-	GLEDITSIA TRIANCANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2"	6

Missed a tree during primary approval.

PLANTING NOTES:

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- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE
- REFER TO CIVIL DRAWING SERIES FOR ADDTIONAL INFORMATION

- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

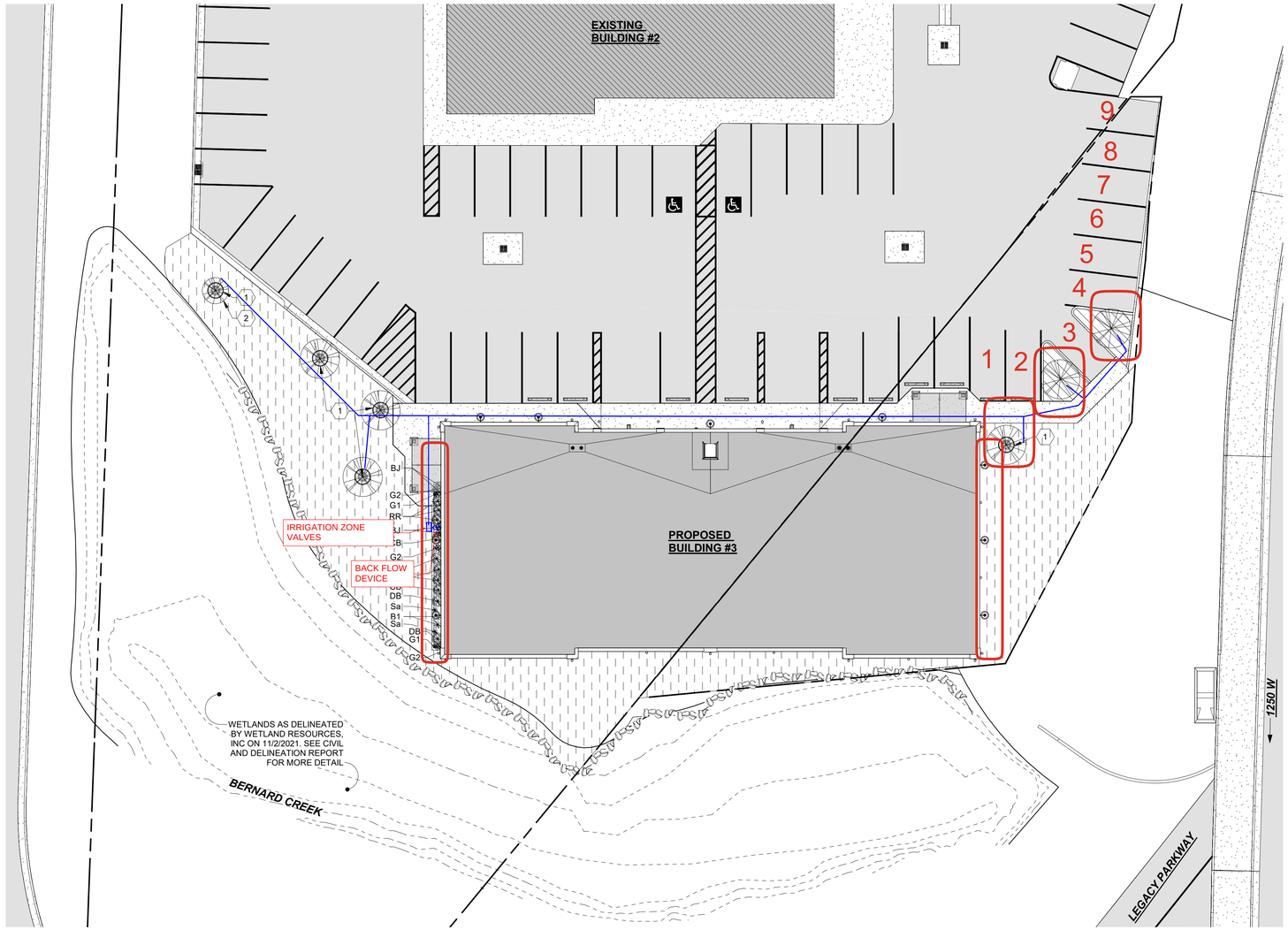
PLANTING ZONE:	TYPICAL SPECIES
TOE ZONE:	HARDSTEM BULRUSH (SCIRPUS ACTUS) BALTIC RUSH (JUNCUS BALTICUS)
BANK ZONE:	COYOTE WILLOW (SALIX EXIGUA) HARDSTEM BULRUSH (SCIRPUS ACUTUS) BALTIC RUSH (JUNCUS BALTICUS)

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0049 & 55	
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)	
HARDSCAPE	98,000 SQ. FT.	44.56%
TOTAL LANDSCAPE	62,790 SQ. FT.	28.55%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 **LANDSCAPE PLAN (NEW)**
1/16" = 1'-0"

NORTH

R48

Print Full Scale on Sheet Size: 24" x 36"

REFERENCE NOTES

1 CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH
2 EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- BIO MEADOW HYDROSEED OR UDWR PCEV - SEE PLANTING NOTES
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE (XX — MARK)
- PERENNIAL - SEE PLANTING SCHEDULE (XX — MARK)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: LANDSCAPE PLAN

Project Number	
Date	09/16/2021
Drawn By	R48
Checked By	R48

Sheet Number: LS100

Scale: As indicated

11/6/2021 7:20:36 PM

PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

REQUIRED PARKING CALCULATIONS:

BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

ORGINAL PARKING TABULATION ABOVE.
ACTUAL COUNT OF PARKING SPACE ON SITE: 124

NEW SITE TABULATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s		06-003-0056
TOTAL PARCEL AREA	219,940 SQ. FT.	(5.05 ACRES)
HARDSCAPE	96,659 SQ. FT.	43.94%
TOTAL LANDSCAPE	64,131 SQ. FT.	29.16%
BUILDING	59,150 SQ. FT.	26.89%
TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

ORGINAL SITE TABULATION

SITE DATA TABULATION

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TOTAL SITE	219,940 SQ. FT.	100.00%
TOTAL PARKING AREA	85,425 SQ. FT.	

PLANTING SCHEDULE

MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
G1	CALAMAGROSTIS	KARL FORESTER GRASS	5GAL	10
T1	CHANTICLEER	ORNIMENTAL PEAR	2"	6

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR TO ADD TOPSOIL TO THE GARDEN BED AREAS

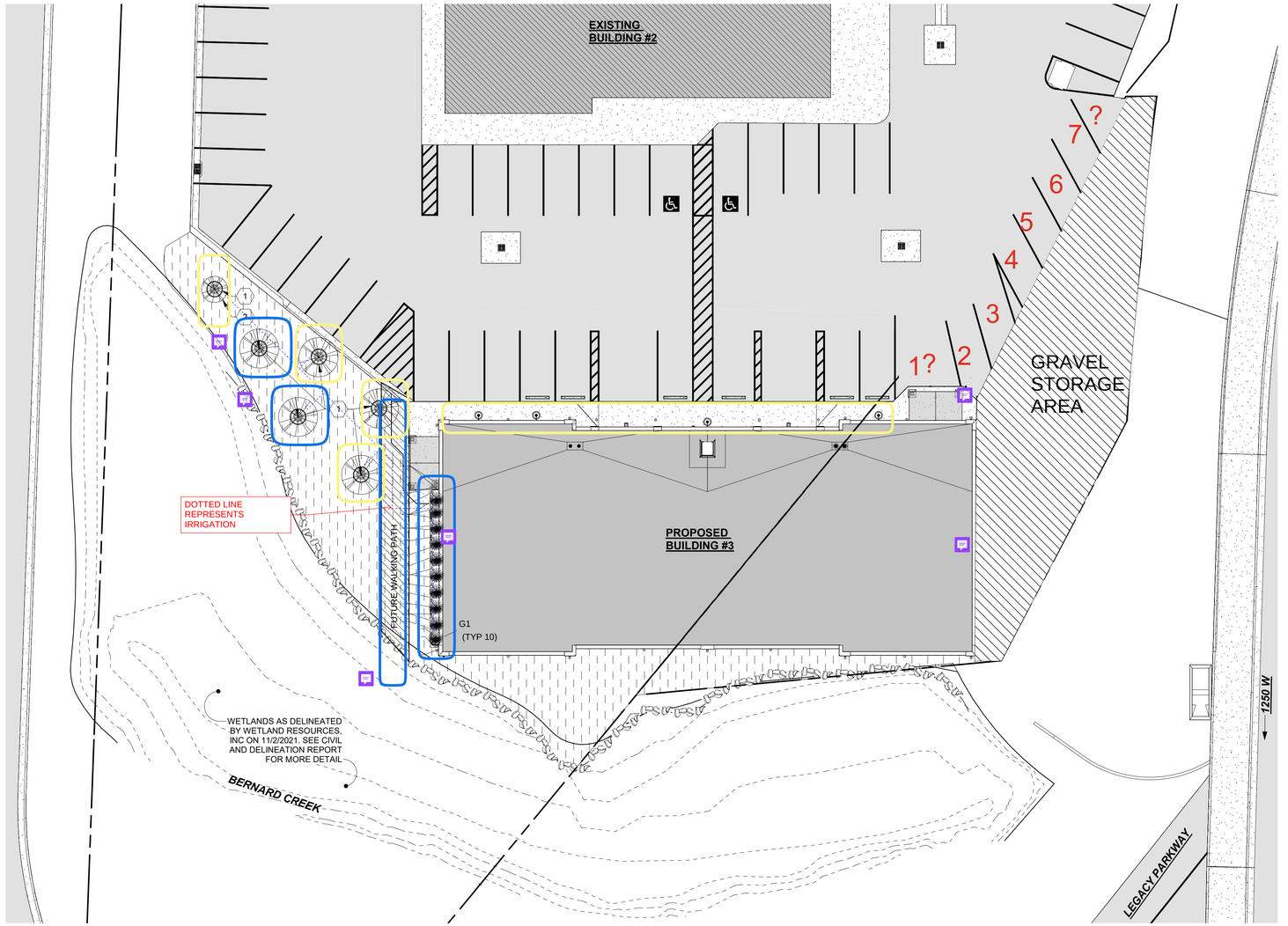
Took off notes from approved landscaping plans

- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

PLANTING ZONE:	TYPICAL SPECIES
TOE ZONE:	HARDSTEM BULRUSH (SCIRPUS ACTUS)
	BALTIC RUSH (JUNCUS BALTICUS)
BANK ZONE:	COYOTE WILLOW (SALIX EXIGUA)
	HARDSTEM BULRUSH (SCIRPUS ACUTUS)
	BALTIC RUSH (JUNCUS BALTICUS)

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 **LANDSCAPE PLAN (NEW)**
1/16" = 1'-0"

NORTH

REFERENCE NOTES

1 CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH

2 EXISTING TREE TO REMAIN

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- XERIOSCAPE LANDSCAPE GRAVEL
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE (XX — MARK)
- PERENNIAL - SEE PLANTING SCHEDULE (XX — MARK)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
A	11/08/21	SITE REVIEW CITY COMMENTS
2	01/19/26	RECORD DRAWING
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH — JUN P KHAYSAVANG — 7336853-0301 — 04/07/26 — LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: *AMENDED* LANDSCAPE PLAN

Project Number	
Date	04/07/26
Drawn By	R48
Checked By	R48
Sheet Number:	LS100
Scale	As indicated

Print Full Scale on Sheet Size: **24" x 36"**

PLANTING SCHEDULE APPROVED

GRASSES	Size	Quantity
'KARL FOERSTER' KARL FOERSTER REED GRASS	5 gal	2
BLUE OAT GRASS	1 gal	3
Total Shrubs= 5		
PERENNIALS		
BLACK EYED SUSAN	1 gal	2
CARADONNA' PURPLE SALVIA	5 gal	4
Total Perennials= 6		
SHRUBS		
BUFFALO JUNIPER	5 gal	4
CORAL BEAUTY	5 gal	3
DWARF BURNING BUSH	5 gal	3
ROSE FLOWER CARPET	5 gal	5
Total Shrubs = 15		
TREES		
SHADEMASTER HONEY LOCUST	2''	6
Total Trees = 6		

PLANTING SCHEDULE PROPOSED

Grass		
KARL FORESTER GRASS	5 gal	10
Trees		
ORNIMENTAL PEAR	2''	6

- 4 plants are already installed on the North side of the building that are not on the planting schedule table

Karl Forester Grass:

ornamental pear tree:

PLANTING SCHEDULE

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SHRUBS				
BJ	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL.	4
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RR	ROSA POLYANTHA	RED ROSE FLOWER CARPET	5 GAL.	5
TREES				
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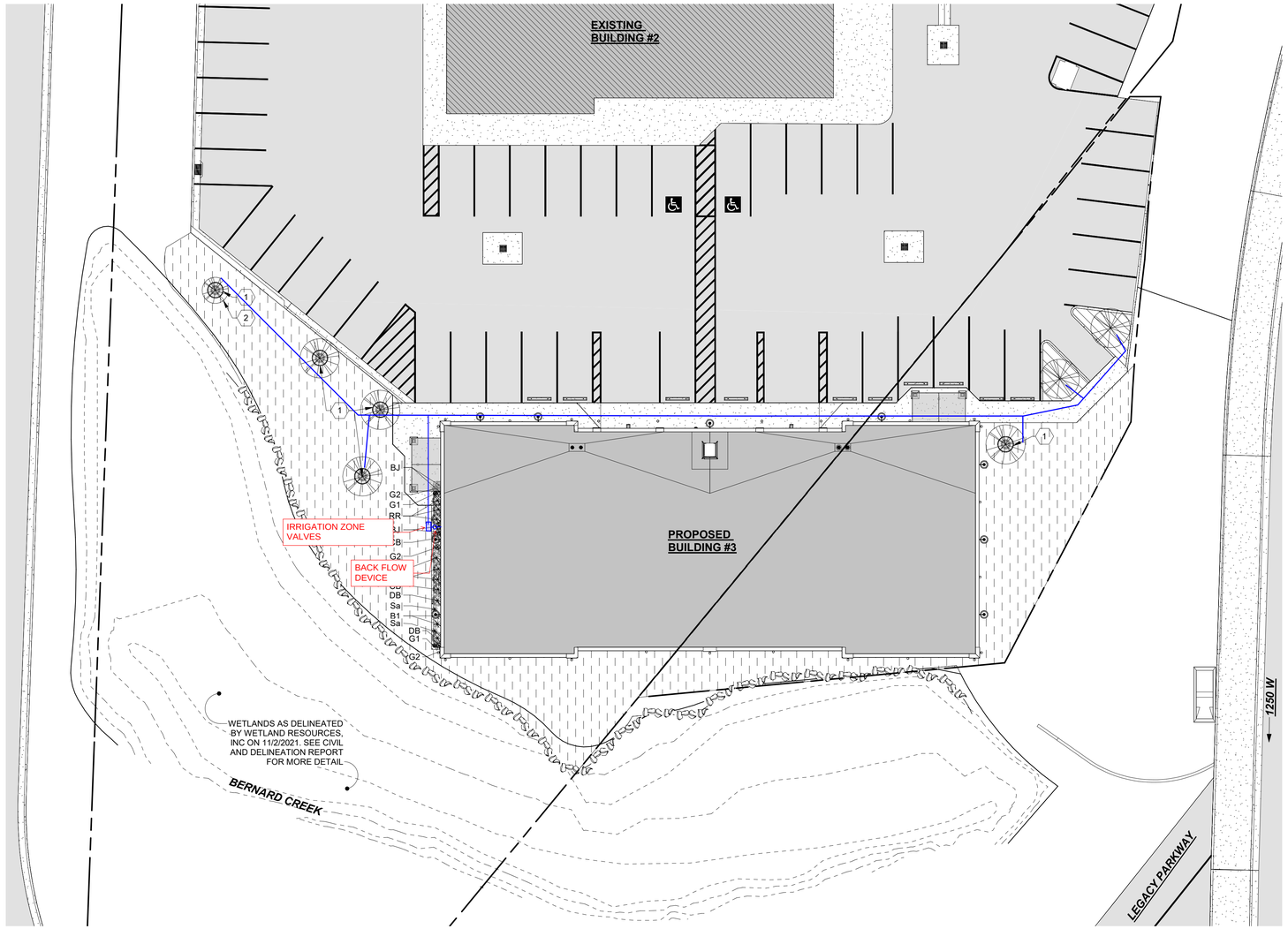

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REVISIONS		
A	11/08/21	SITE REVIEW CITY COMMENTS
NO.	DATE	DESCRIPTION

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: LANDSCAPE PLAN

Project Number	
Date	09/16/2021
Drawn By	R48
Checked By	R48
Sheet Number:	LS100
Scale	As indicated

NORTH

R48

Print Full Scale on Sheet Size: 24" x 36"

11/6/2021 7:20:36 PM

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR: PASTURE, LLC

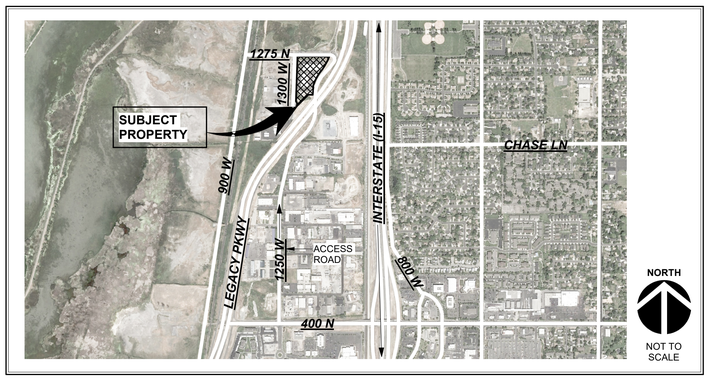
1265 W 1275 N - CENTERVILLE, UT

Parcel #: 06-003-0049 & 06-003-0055

FINAL SITE PLAN APPROVAL SET

09/16/2021

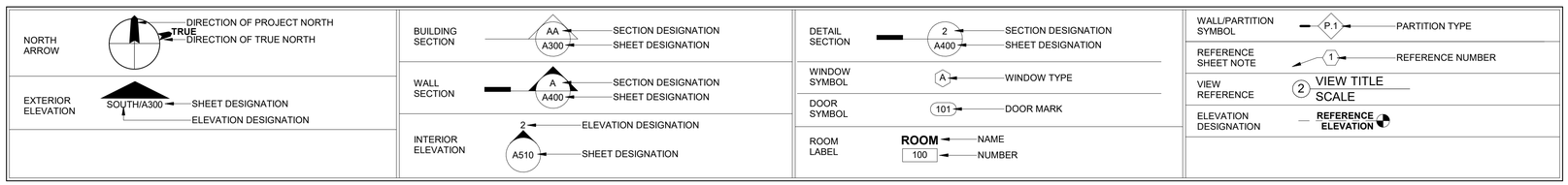
VICINITY MAP



GRAPHIC KEY

- ASPHALT (PLAN VIEW)
- ASPHALT (CUT VIEW)
- CONCRETE (PLAN VIEW)
- CONCRETE (CUT VIEW)
- GRAVEL (CUT VIEW)
- CONCRETE BLOCK (CMU)
- BATT INSULATION
- RIGID INSULATION BOARD
- GYPSUM BOARD
- PLYWOOD
- FINISH LUMBER
- ALUMINUM
- STONE (CUT VIEW)
- STEEL
- TILE
- EARTH
- EXISTING (PLAN VIEW)
- EXISTING (CUT VIEW)

STANDARD SYMBOLS



PROJECT DESCRIPTION

PHASING NARRATIVE:

PHASE 3 WILL CONSIST OF THE CONSTRUCTION OF "BUILDING 3", REQUIRED GRADING & PAVING AND ASSOCIATED UTILITIES AS SHOWN ON THE PLANS.

NO NEW IRRIGATION

SHEET INFORMATION

DRAWING INDEX

SHEET NO	SHEET NAME
000 - GENERAL	
000	COVER SHEET / GENERAL INFO
200 - CIVIL	
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	DETAIL SHEET
EC100	EROSION CONTROL PLAN
300 - SITE	
AS100	ARCHITECTURAL SITE PLAN
500 - ARCHITECTURAL	
A200	EXTERIOR ELEVATIONS
900 - ELECTRICAL	
E1.0	ELECTRICAL SITE PLAN
E1.0B	PHOTOMETRIC SITE LIGHTING PLAN
TOTAL SHEETS: 12	

R48

CONTACT INFORMATION:

OWNER - TROY SALMON:

SALMON HVAC
1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UTAH 84014
Phone: 801-397-0030
Email: Troy@SalmonHVAC.com

CIVIL ENGINEER - Scott Argyle:

ENTELLUS, INC
181 NORTH 200 WEST, SUITE 4
BOUNTIFUL, UT 84010
Phone: (801) 298-2236

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL SITE PLAN APPROVAL SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
09/16/21
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: COVER SHEET / GENERAL INFO

Project Number	
Date	09/16/2021
Drawn By	BRH
Checked By	R48

Sheet Number: 000 000

Scale: As indicated

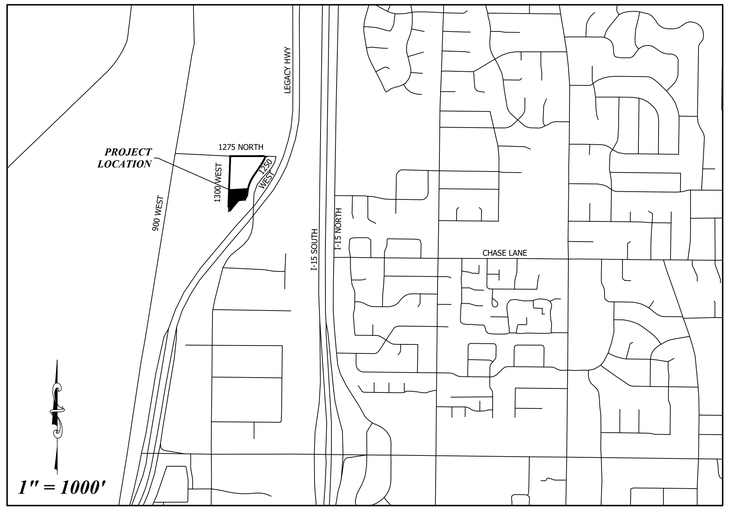
Print Full Scale on Sheet Size: 24" x 36"

9/16/2021 2:11:22 PM

SALMON HVAC

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN

BENCHMARK **TOP OF GRATE**
ELEVATION **4217.42'**

H:\1943001\d_production\Civil\04_Plan Set

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

REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

REV #	BY	DATE
1	XXX	12/11/2020

CIVIL	XXX 12/11/2020
SURVEY	JRC 12/11/2020
ENGINEER	STA 12/11/2020

SALMON HVAC

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - CENTERVILLE CITY
    SEWER - CENTERVILLE CITY
    STORM DRAIN - CENTERVILLE CITY
    IRRIGATION - CENTERVILLE CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
EXISTING SPOT ELEVATION (30.82)
PROPOSED SPOT ELEVATION (30.82)
DOWNWARD GRADE (GRADE)
EXISTING INDEX CONTOUR (4258)
EXISTING MINOR CONTOUR
PROPOSED CONTOUR (4258)
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER (LIGHT)
ADA PARKING (PWR, TEL)
STREET LIGHT
LIGHT POLE (LIGHT, GTEL)
POWER POLE (PWR)
TELEPHONE POLE (TEL)
UTILITY POLE (PWR/TEL)
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
EXISTING FIBER OPTIC (FO)
PROPOSED FIBER OPTIC (FO)
EXISTING NATURAL GAS (GAS)
PROPOSED NATURAL GAS (GAS)
EXISTING POWER (PWR)
PROPOSED POWER (PWR)
EXISTING OVERHEAD POWER (OHP)
PROPOSED OVERHEAD POWER (OHP)
EXISTING UNDERGROUND POWER (UGP)
PROPOSED UNDERGROUND POWER (UGP)
EXISTING TELEPHONE (TEL)
PROPOSED TELEPHONE (TEL)
EXISTING IRRIGATION LINE (IRR)
PROPOSED IRRIGATION LINE (IRR)
IRRIGATION MANHOLE (IRR)
IRRIGATION METER (IM)
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

EXISTING WATER LINE (W)
PROPOSED WATER LINE (W)
EXISTING FIRE PROTECTION (W)
PROPOSED FIRE PROTECTION (W)
WATER MANHOLE (W)
WATER METER (WM)
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING SEWER LINE (SS)
PROPOSED SEWER LINE (SS)
SEWER MANHOLE (SS)
EXISTING LAND DRAIN (LD)
PROPOSED LAND DRAIN (LD)
LAND DRAIN MANHOLE (LD)
EXISTING STORM DRAIN (SD)
PROPOSED STORM DRAIN (SD)
STORM DRAIN MANHOLE (SD)
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

POWER
TELEPHONE & TV
GAS
SEWER
WATER
IRRIGATION

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REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: .
Email: troy@salmonhvac.com

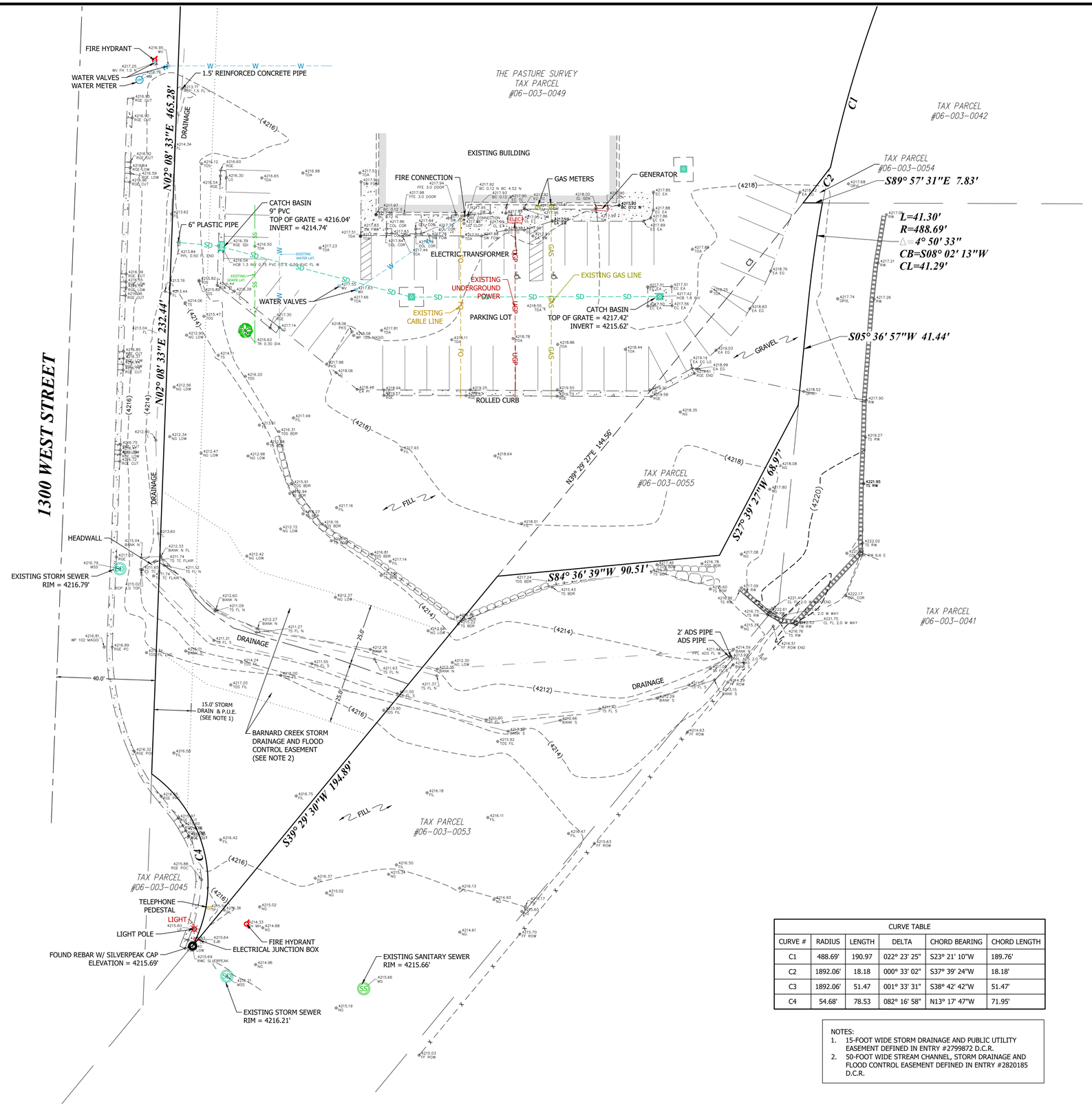
SALMON HVAC

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	JH
APPROVED:	STA
PROJECT #:	1943001
SITE1943001.dwg	

C101
NOTES & LEGEND



TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

NOTES:
1. 15-FOOT WIDE STORM DRAINAGE AND PUBLIC UTILITY EASEMENT DEFINED IN ENTRY #2799872 D.C.R.
2. 50-FOOT WIDE STREAM CHANNEL, STORM DRAINAGE AND FLOOD CONTROL EASEMENT DEFINED IN ENTRY #2820185 D.C.R.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- WIRE FENCE LINE
- WATER LINE
- FLOW LINE
- EARTHEN BANK
- STORM DRAIN LINE
- PARKING
- RETAINING WALL
- ROCK WALL

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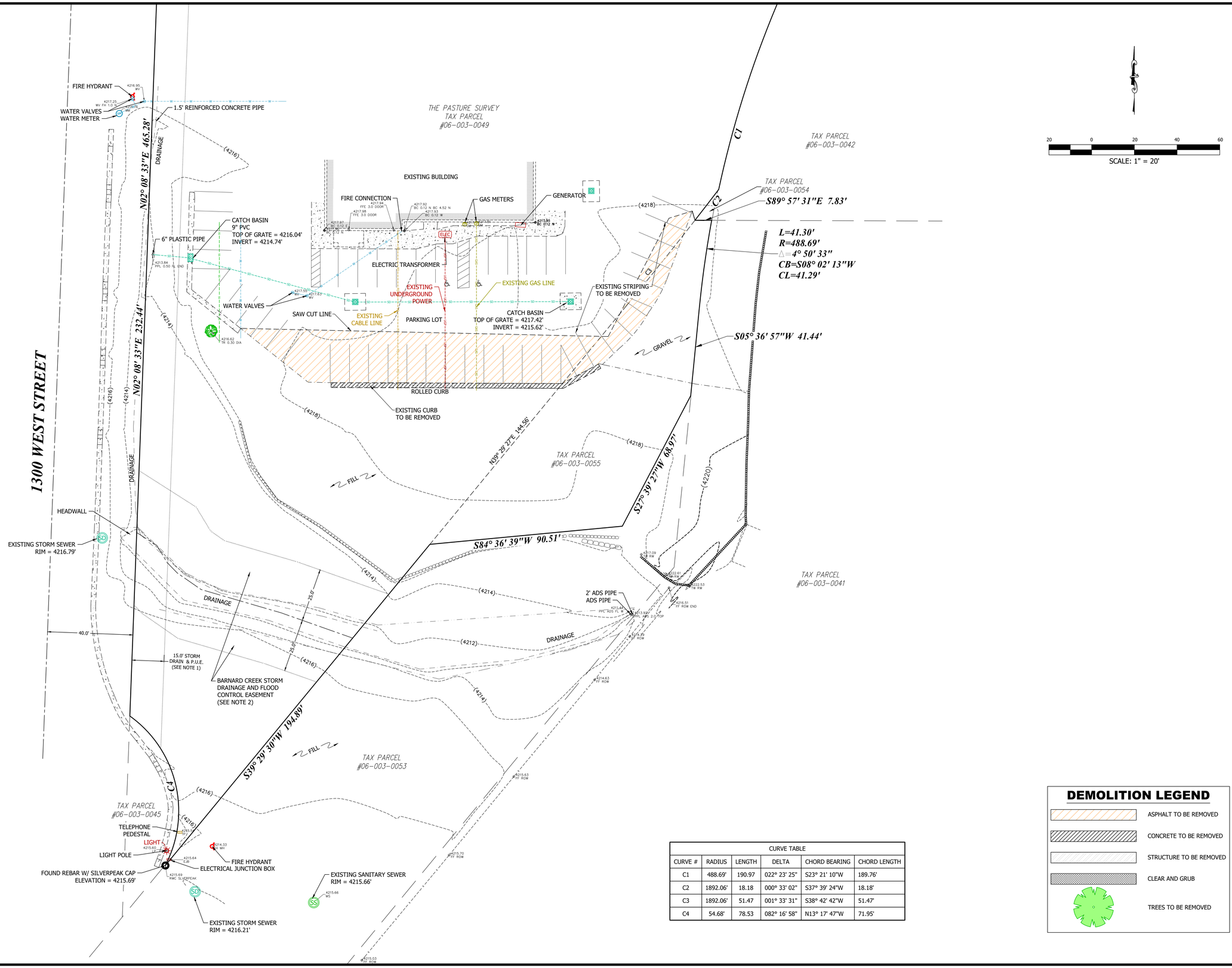
SALMON HVAC

THE PASTURE PHASE 3
TAX PARCEL #06-003-0049 & #06-003-0055
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE, DAVIS COUNTY, UTAH

DRAWN: JAF	01/19/2021
APPROVED: JRC	01/19/2021
PROJECT #:	1943001
TOPO 1943001.dwg	

V200

TOPOGRAPHIC SURVEY



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C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

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3/9/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: .
Email: troy@salmonhvac.com

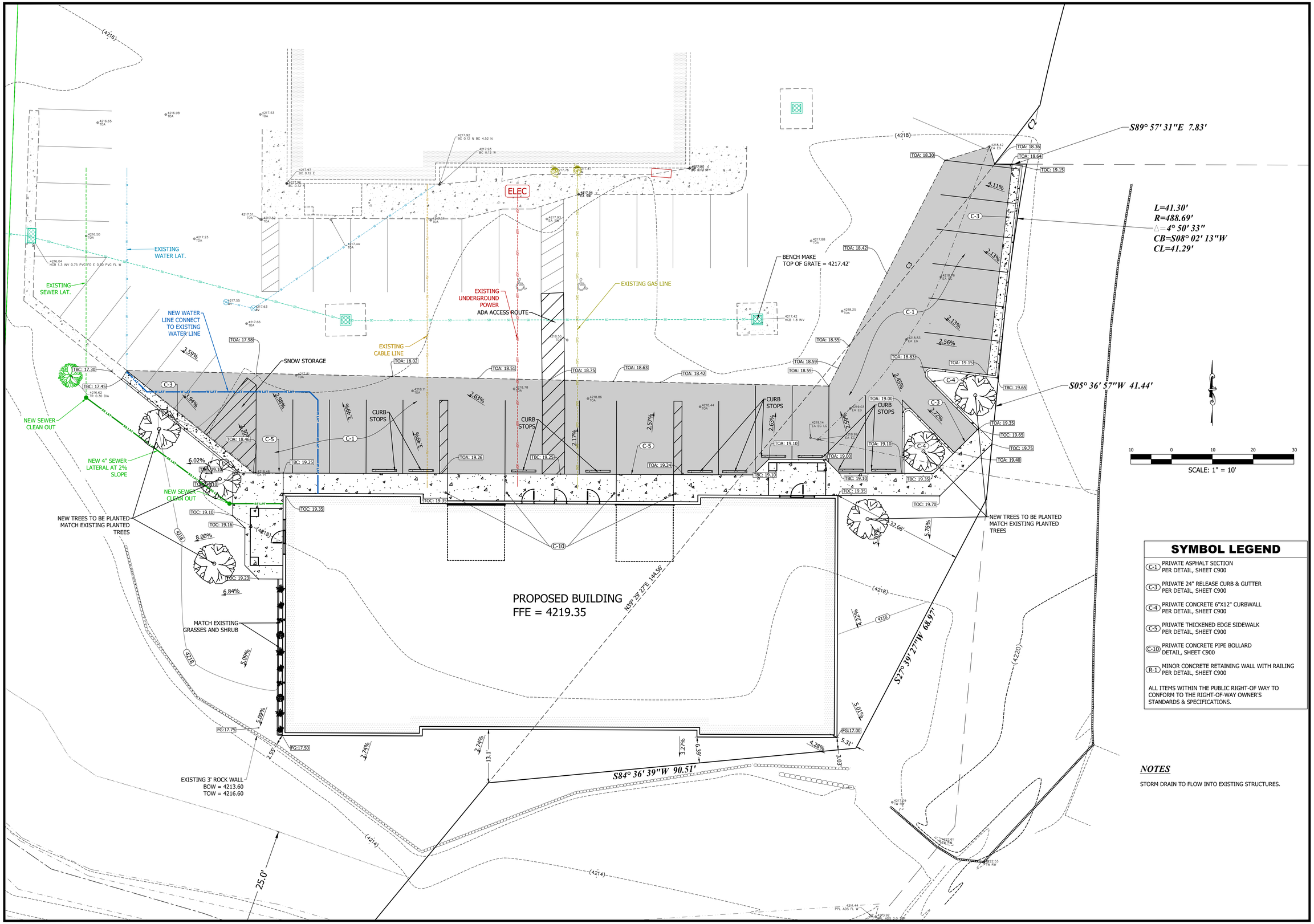
SALMON HVAC

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: XXX
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

C300
DEMOLITION PLAN



SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE CONCRETE 6"X12" CURBWALL PER DETAIL, SHEET C900
- C-5 PRIVATE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
- C-10 PRIVATE CONCRETE PIPE BOLLARD DETAIL, SHEET C900
- R-1 MINOR CONCRETE RETAINING WALL WITH RAILING PER DETAIL, SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

NOTES

STORM DRAIN TO FLOW INTO EXISTING STRUCTURES.

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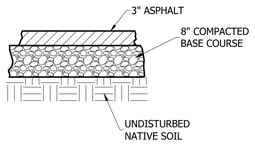
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	JH
APPROVED:	STA
PROJECT #:	1943001
SITE1943001.dwg	

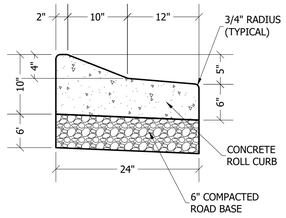
C400
SITE PLAN

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. PLACE MATERIAL PER APWA SECTION 32 05 10.



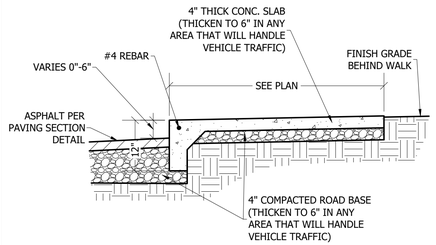
PRIVATE
ASPHALT SECTION
C-1 / C400 TYPICAL N.T.S.

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.



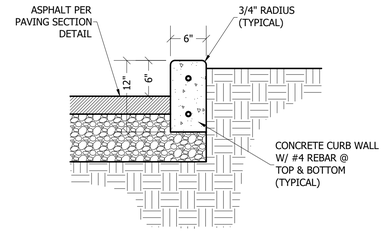
PRIVATE
24" RELEASE ROLL CURB
C-3 / C400 TYPICAL N.T.S.

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 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



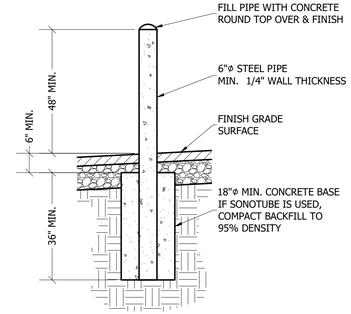
PRIVATE
THICKENED EDGE SIDEWALK
C-5 / C400 TYPICAL N.T.S.

NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE
CONCRETE 6"X12" CURBWALL
C-4 / C400 TYPICAL N.T.S.

NOTES
1. BACKFILL 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.



PRIVATE
CONCRETE PIPE BOLLARD
C-10 / C400 TYPICAL N.T.S.

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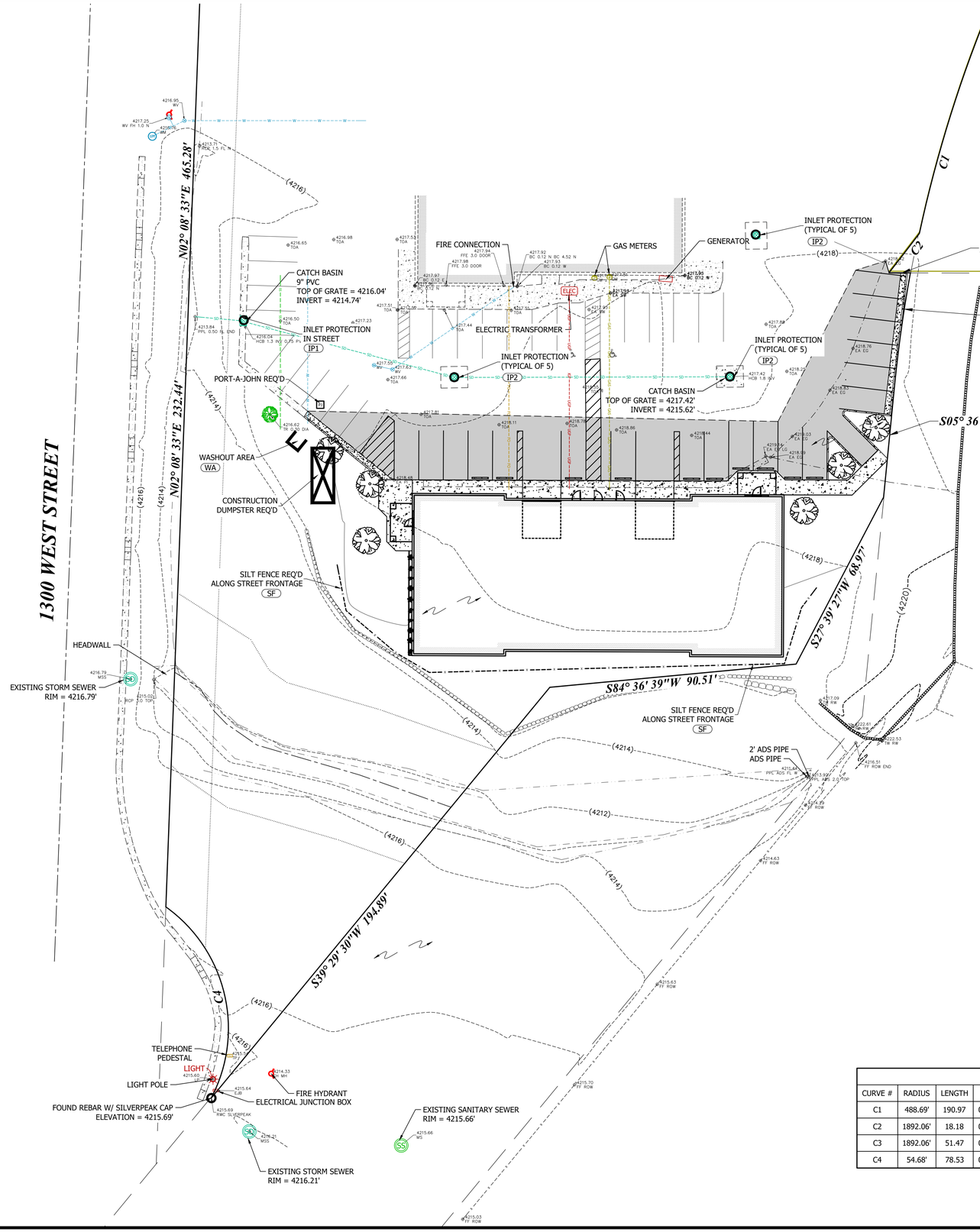
SALMON HVAC

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

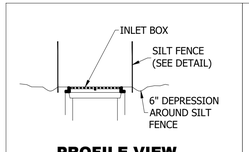
C900
SITE DETAILS



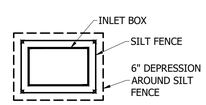
SCALE: 1" = 20'

CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. 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.
8. 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 SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

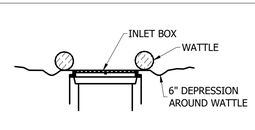


PROFILE VIEW

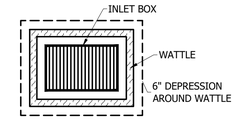


PLAN VIEW

IP1 EC100 **INLET PROTECTION** TYPICAL N.T.S.

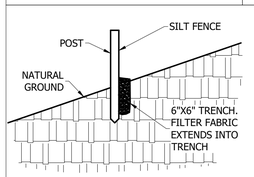


PROFILE VIEW

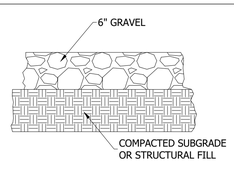


PLAN VIEW

IP2 EC100 **INLET PROTECTION** TYPICAL N.T.S.



SF EC100 **SILT FENCE** TYPICAL N.T.S.



WA EC100 **WASHDOWN AREA** TYPICAL N.T.S.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
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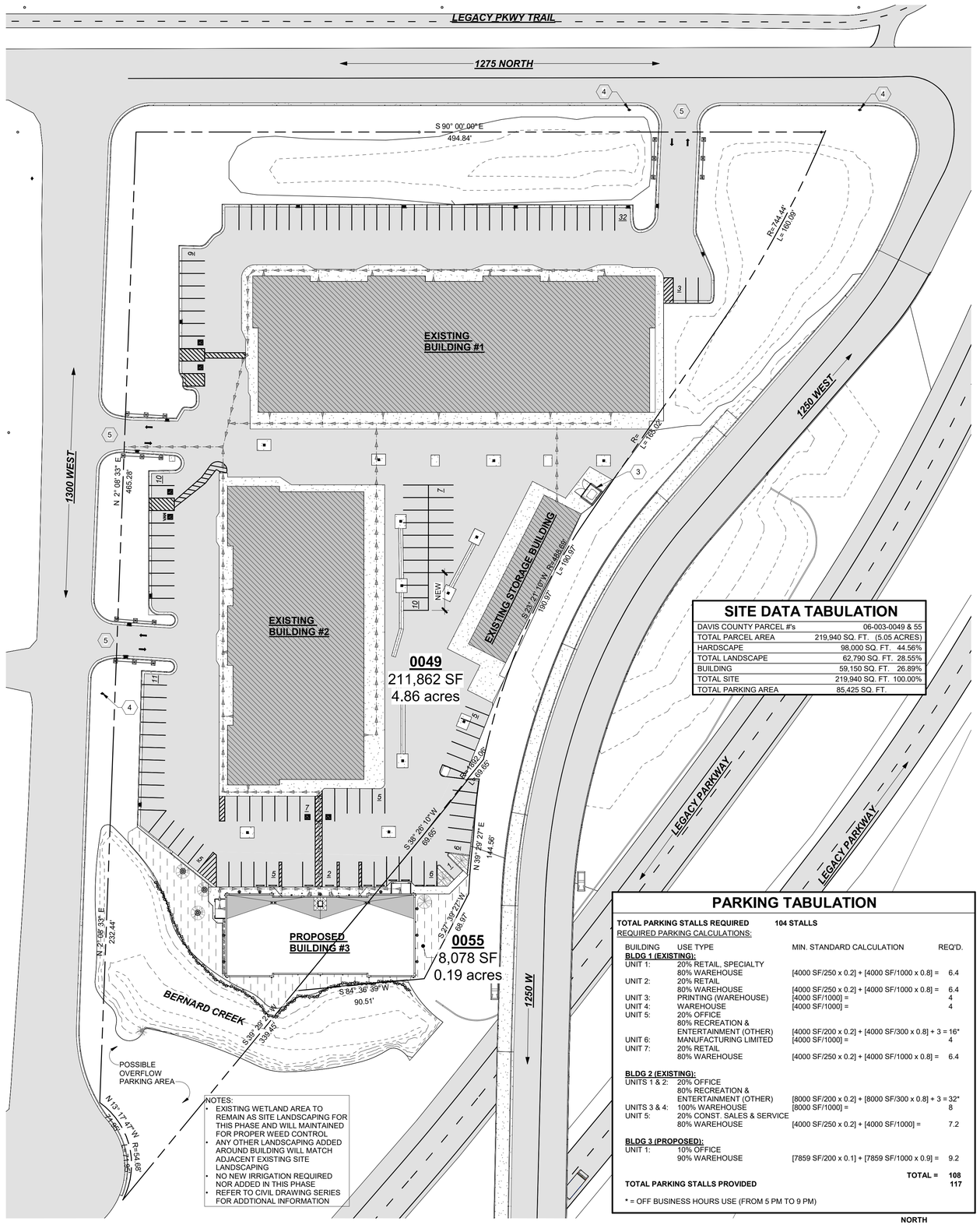
THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W. S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

EC100

EROSION CONTROL PLAN



NOTES:
- EXISTING WETLAND AREA TO REMAIN AS SITE LANDSCAPING FOR THIS PHASE AND WILL MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING
- NO NEW IRRIGATION REQUIRED NOR ADDED IN THIS PHASE
- REFER TO CIVIL DRAWING SERIES FOR ADDTIONAL INFORMATION

SITE DATA TABULATION

DAVIS COUNTY PARCEL #'s	06-003-0049 & 55
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	98,000 SQ. FT. 44.56%
TOTAL LANDSCAPE	62,790 SQ. FT. 28.55%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

PARKING TABULATION

TOTAL PARKING STALLS REQUIRED **104 STALLS**

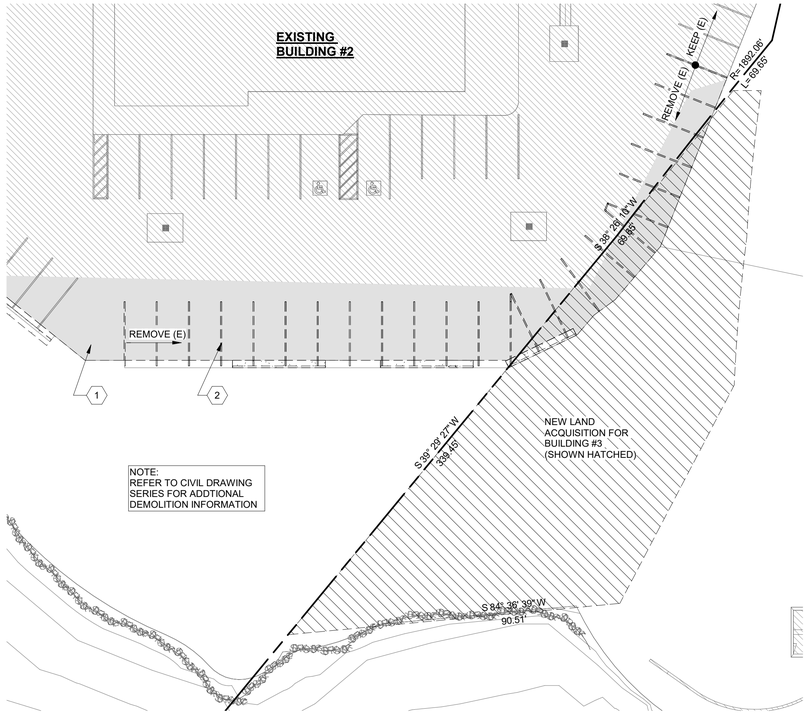
REQUIRED PARKING CALCULATIONS:

BUILDING	USE TYPE	MIN. STANDARD CALCULATION	REQ'D.
BLDG 1 (EXISTING):			
UNIT 1:	20% RETAIL, SPECIALTY 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 2:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
UNIT 3:	PRINTING (WAREHOUSE)	[4000 SF/1000] =	4
UNIT 4:	WAREHOUSE	[4000 SF/1000] =	4
UNIT 5:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[4000 SF/200 x 0.2] + [4000 SF/300 x 0.8] + 3 =	16*
UNIT 6:	MANUFACTURING LIMITED	[4000 SF/1000] =	4
UNIT 7:	20% RETAIL 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000 x 0.8] =	6.4
BLDG 2 (EXISTING):			
UNITS 1 & 2:	20% OFFICE 80% RECREATION & ENTERTAINMENT (OTHER)	[8000 SF/200 x 0.2] + [8000 SF/300 x 0.8] + 3 =	32*
UNITS 3 & 4:	100% WAREHOUSE	[8000 SF/1000] =	8
UNIT 5:	20% CONST. SALES & SERVICE 80% WAREHOUSE	[4000 SF/250 x 0.2] + [4000 SF/1000] =	7.2
BLDG 3 (PROPOSED):			
UNIT 1:	10% OFFICE 90% WAREHOUSE	[7859 SF/200 x 0.1] + [7859 SF/1000 x 0.9] =	9.2
		TOTAL =	**108**
TOTAL PARKING STALLS PROVIDED			**117**

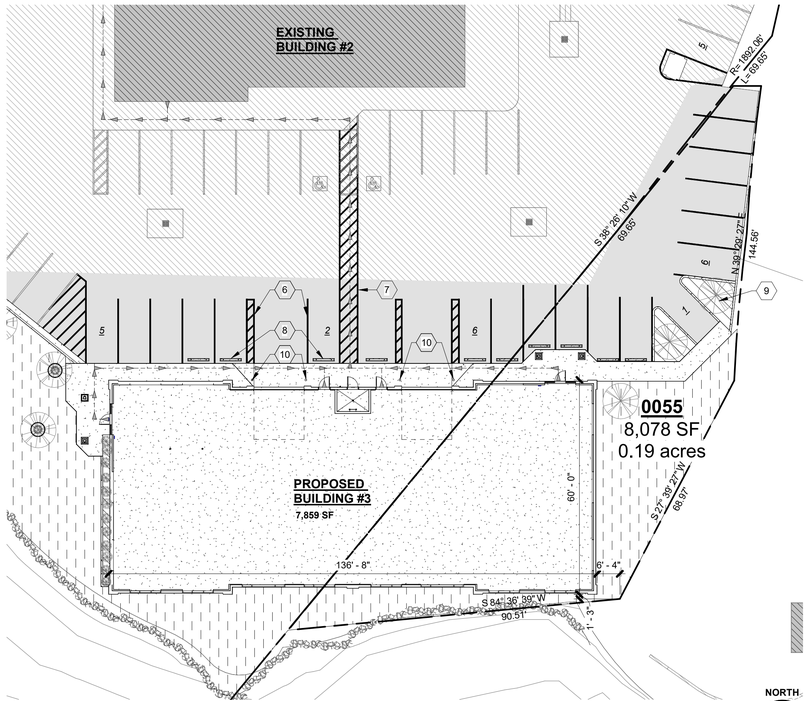
* = OFF BUSINESS HOURS USE (FROM 5 PM TO 9 PM)

NORTH

1 OVERALL ARCHITECTURAL SITE PLAN (COMPLETED)
1" = 40'-0"



3 ENLARGED ARCHITECTURAL SITE PLAN (EXISTING/DEMOLITION)
1" = 20'-0"



NORTH

2 ENLARGED ARCHITECTURAL SITE PLAN (NEW)
1" = 20'-0"

Realize structural engineering inc
2880 W 4700 S
SUITE A
WVC, UT 84129
(801) 930-9265
WWW.REAL-SE.COM

REFERENCE NOTES

1	EXISTING ASPHALT PAVEMENT TO BE REMOVED (SHOWN SHADED) - SEE CIVIL
2	EXISTING DESIGNATED PARKING TO BE RELOCATED
3	EXISTING DUMPSTER & ENCLOSURE
4	EXISTING FIRE HYDRANT
5	SITE ACCESS / EGRESS POINT (TYP. OF 3)
6	PAINTED STRIPING - REF CIVIL DRAWING SERIES
7	5' WIDE PAINTED ACCESSIBLE ACCESS ROUTE
8	CURB STOPS - SEE CIVIL
9	NEW PLANTING - SEE CIVIL
10	6" DIA. x 6'-0" HIGH STEEL PIPE BOLLARD - CONCRETE FILLED (PAINTED) - TYP.

GRAPHIC KEY - SITE

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- BIO MEADOW HYDROSEED OR UDWR PCEV
- LANDSCAPE MULCH
- ACCESSIBLE ROUTE TO PUBLIC WAY (MAX 5% SLOPE & 2% CROSS SLOPE)

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
Date: 05/23/2021
7336853-0301
05/23/21
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title: ARCHITECTURAL SITE PLAN

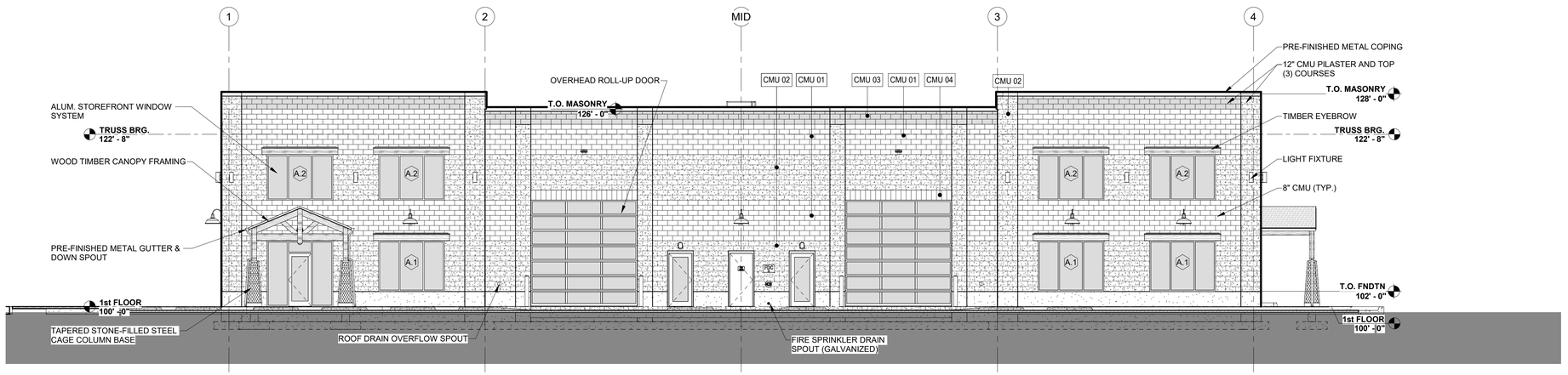
Project Number	
Date	05/21/2021
Drawn By	R48
Checked By	R48

Sheet Number: AS100 (AS100)

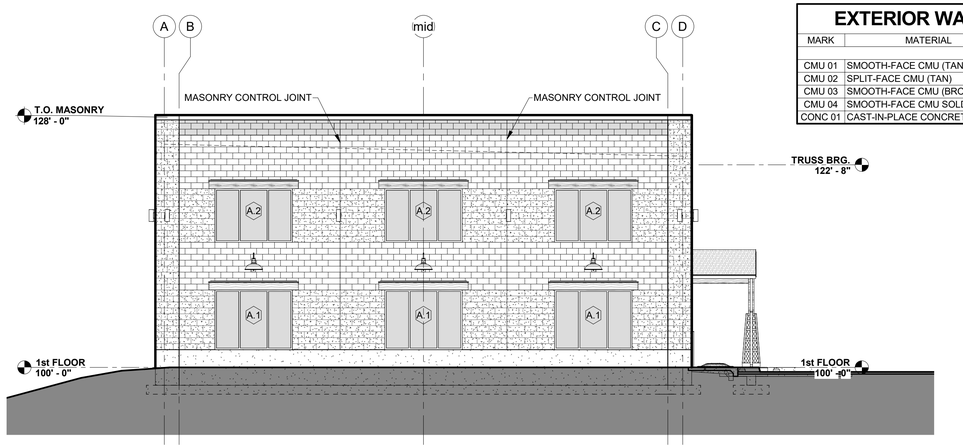
Scale: As indicated

Print Full Scale on Sheet Size: 24" x 36"

9/29/2021 2:20:29 PM

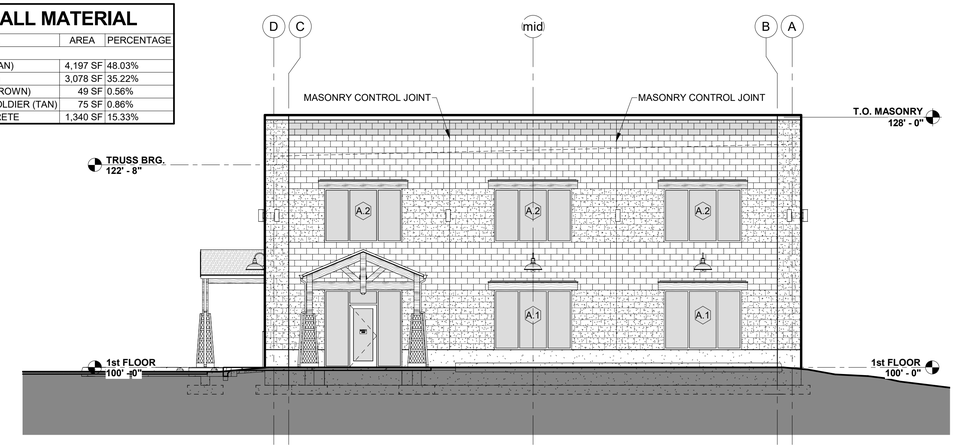


1 FRONT ELEVATION
1/8" = 1'-0"



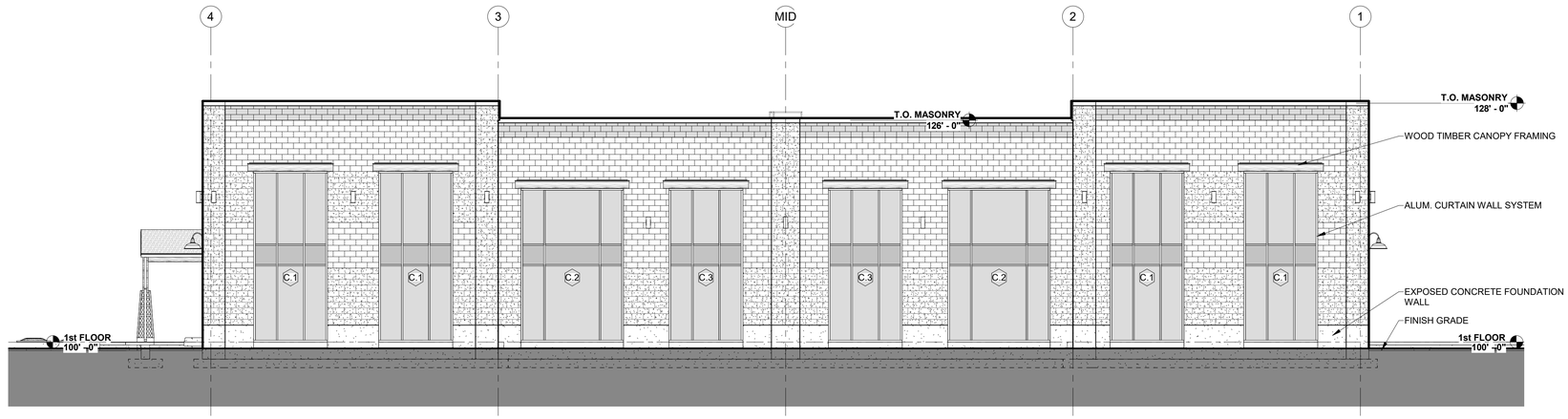
EXTERIOR WALL MATERIAL

MARK	MATERIAL	AREA	PERCENTAGE
CMU 01	SMOOTH-FACE CMU (TAN)	4,197 SF	48.03%
CMU 02	SPLIT-FACE CMU (TAN)	3,078 SF	35.22%
CMU 03	SMOOTH-FACE CMU (BROWN)	49 SF	0.56%
CMU 04	SMOOTH-FACE CMU SOLDIER (TAN)	75 SF	0.86%
CONC 01	CAST-IN-PLACE CONCRETE	1,340 SF	15.33%



2 LEFT ELEVATION
1/8" = 1'-0"

3 RIGHT ELEVATION
1/8" = 1'-0"



FACING LEGACY HIGHWAY

4 BACK ELEVATION
1/8" = 1'-0"

R48

REFERENCE NOTES

MATERIAL KEY

- GLASS
- SPANDREL PANEL
- SMOOTH-FACE CMU
- SMOOTH-FACE CMU BAND
- SPLIT-FACE CMU
- CONCRETE

NOTE:

- MASONRY, TIMBER AND OTHER ACCENT MATERIALS TO MATCH EXISTING ADJACENT ELEMENTS, WHICH COMPLIES w/ CZC 12.68.300, SHORELANDS COLOR PALETTE.
- EPDM ROOFING MATERIAL TO BE WHITE

ITEMS TO BE BRONZE IN COLOR:

ALUM.: STOREFRONT, CURTAIN WALL. METAL: COPING, GUTTERS, DOWNSPOUTS, DRIP EDGE, EXPOSED FLASHING, ROLL-UP DOORS, HOLLOW METAL DOORS & FRAMES EXCEPT FIRE RISER ROOM TO BE TAN TO MATCH ADJ. MASONRY.

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL SITE PLAN APPROVAL SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
09/16/21
LICENSED ARCHITECT

Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

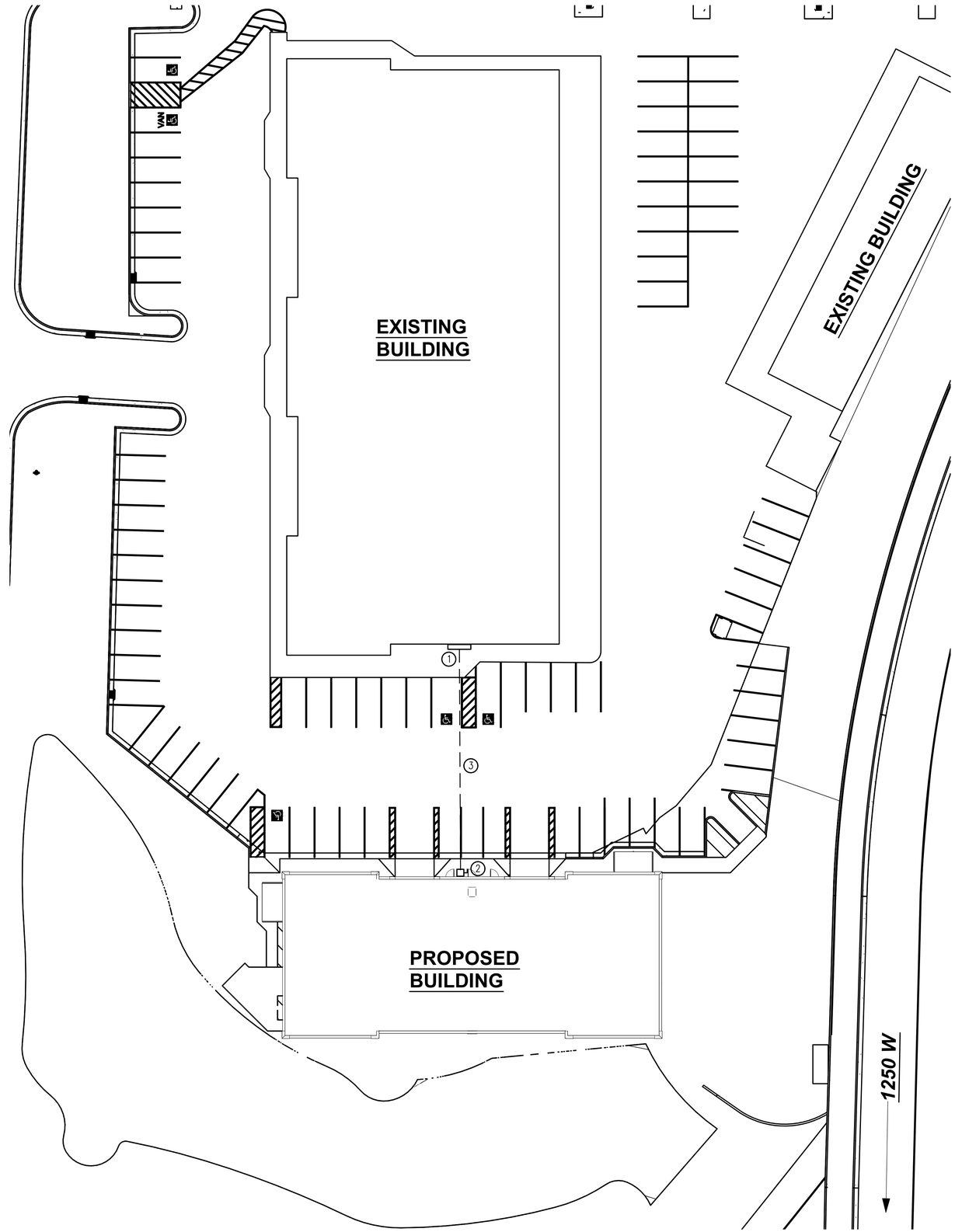
PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

Sheet Title:	EXTERIOR ELEVATIONS
Project Number	
Date	09/16/2021
Drawn By	R48
Checked By	R48
Sheet Number:	A200
Scale	1/8" = 1'-0"

Print Full Scale on Sheet Size: 24" X 36"

9/16/2021 2:11:28 PM



REFERENCE NOTES

1. EXISTING METERING CENTER. WITH 200A 3P CIRCUIT BREAKER AND METER. SEE ONELINE DIAGRAM SHEET E2.1.
2. PROPOSED LOCATION BUILDING ELECTRICAL SERVICE ENTRANCE DISCONNECT.
3. COMPLY WITH NEC 300.5 FOR BURIAL DEPTH OF UNDERGROUND RACEWAYS.

NORTH

ELECTRICAL SITE PLAN

SCALE: 1"=20'-0"

FELLEX ENGINEERING
Eden-St. George, Utah
Phone - 801-913-3111
sssss@fellex.com

No.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 05-07-21

project name: THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

sheet title: ELECTRICAL SITE PLAN

file: THE PASTURE

project #: SH-2102

sheet: E1.0

date: 05-07-21

NORTH

PHOTOMETRIC SITE LIGHTING PLAN

SCALE: 1"=30'-0"

FELLEX ENGINEERING
Eden-St George, Utah
Phone - 801-913-3111
sussi@fellex.com

FELLEX ENGINEERING

No.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 05-07-21

project name: THE PASTURE PHASE 3
1265 WEST 1275 N
CENTERVILLE, UTAH

sheet title: PHOTOMETRIC SITE LIGHTING PLAN

file: THE PASTURE

project #: SH-2102

sheet:

E1.0B

date: 05-07-21

SALMON HVAC

PUNISHER
COMPLEX
SALMON
MECHANICAL
SALMON HVAC

SALMON
MECHANICAL
SALMON HVAC

SALMON HVAC

EMIRATES

SALMON
HVAC
501.397.0030

EMIRATES
SHIPPING LINE

Across the street

Pastures Phase 3 BEYOND INSTALLMENT	Final Site Plan Amd 1230 N 1300 W St 5 Approved 12/8/2021 Bond Agreement	Cash Bond Entered 01/04/2022 CA# 10-2313-2910 Pasture, LLC 1230 N 1300 W, St 5 Centerville, UT 84014	None	$2,500		$2,500	07/05/2023 Estimated Beyond Installment Period			Original bond for landscaping and BMPs; posted 12/21/21; agreement finalized in 2022; check on next spring 12/15/22; WB will follow up 6/14/23; WB to check 9/21/23; WB sent CS email that landscaping is incomplete 11/13/23; follow up in spring 12/21/23; WB and CW to check on landscaping and BMPs for bond reduction 3/21/24; ME to send courtesy letter 6/20/2024; see if any letters have been sent 6/19/25; LR to confer with CS 9/18/25; ME landscaping not complete; needs site plan amendment 11/24/25

Original bond for landscaping and BMPs; posted 12/21/21;

agreement finalized in 2022 - check on next spring 12/15/22;

WB will follow up 6/14/23;

WB to check 9/21/23;

WB sent CS email that landscaping is incomplete 11/13/23 - follow up in spring 12/21/23;

WB and CW to check on landscaping and BMPs for bond reduction 3/21/24;

ME to send courtesy letter 6/20/2024;

see if any letters have been sent 6/19/25;

LR to confer with CS 9/18/25;

ME landscaping not complete; needs site plan amendment 11/24/25

AMENDED FINAL SITE PLAN – THE PASTURE BUSINESS/INDUSTRIAL PARK - Consideration of an amended final site plan for The Pasture Business/Industrial Park; which consists of changes to a rock wall, landscaping and entryway features, to be located at approximately 1275 North 1300 West. Shorelands Commerce Park District. Applicant, Troy Salmon.

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved an amended conceptual site plan for The Pastures project and accepted the alterations that were proposed, i.e., changes to landscaping plan, rock wall, bridge, and signage. The applicant has submitted the necessary plans, has complied with the conditions of the amended conceptual site plan and is now ready for final site plan approval. The proposed amendments do not alter the use on the site and do not change the general layout of the site. All proposed alterations meet the intent of the Shorelands Commerce Park District. The applicant has met all applicable Army Corps of Engineer requirements for the wetland areas. The applicant will need to continue addressing engineering and drainage issues with the City Engineer and Public Works Director. Staff has reviewed the application and recommends approval.

Lisa Romney, City Attorney, explained there are several utility easements required for this property. She suggested an additional condition be added requiring the recordation of all easements prior to the issuance of a building permit.

Chair Hirschi made a **motion** for the Planning Commission to approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

Conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014.
2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012.
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit.
6. Applicable bonding shall be posted and all professional service fees shall be paid.

7. The applicant shall continue to work with the City Engineer concerning culverts, drainage issues and other related engineering issues.
8. The applicant shall provide and record the required utility easements prior to issuance of a building permit.

Reasons for Action (findings):

a. An amended final site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)]
b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
c. A complete final site plan has been submitted, meeting the requirements found in Section 12-21-110(e)(1) of the Zoning Ordinance.
d. The proposed amendments meet the final site plan review criteria found in Section 12-21-110(f) of the Zoning Ordinance.
e. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, concerning development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

The motion was seconded by Commission Merrill and passed by unanimous roll-call vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, April 23, 2014.
2. Upcoming Agenda Items
   - Accessory Dwelling Units

The meeting was adjourned at 7:40 p.m.

David Hirschi, Chair

5-6-14
Date Approved

Kathleen Streadbeck, Recording Secretary

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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

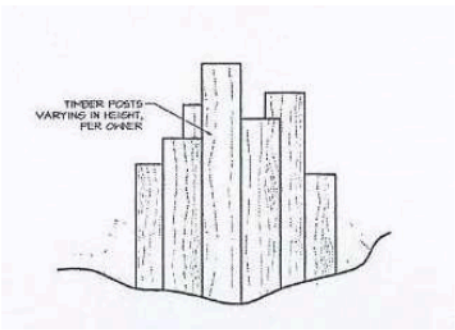
STAFF REPORT
AGENDA: ITEM 2

APPLICANT:	**TROY SALMON** **SALMON HVAC** **605 NORTH 1250 WEST #13** **CENTERVILLE, UT 84014** **tsalmon@salmonhvac.com**
PROPERTY:	**1275 NORTH 1300 WEST**
ACREAGE:	**4.86 ACRES**
ZONING:	**SHORELANDS COMMERCE PARK (SCP) DISTRICT**
LAND USE:	**OFFICE/INDUSTRIAL**
APPLICATION:	**FINAL SITE PLAN APPROVAL - AMENDED**
RECOMMENDATION:	**APPROVE THE FINAL SITE PLAN**

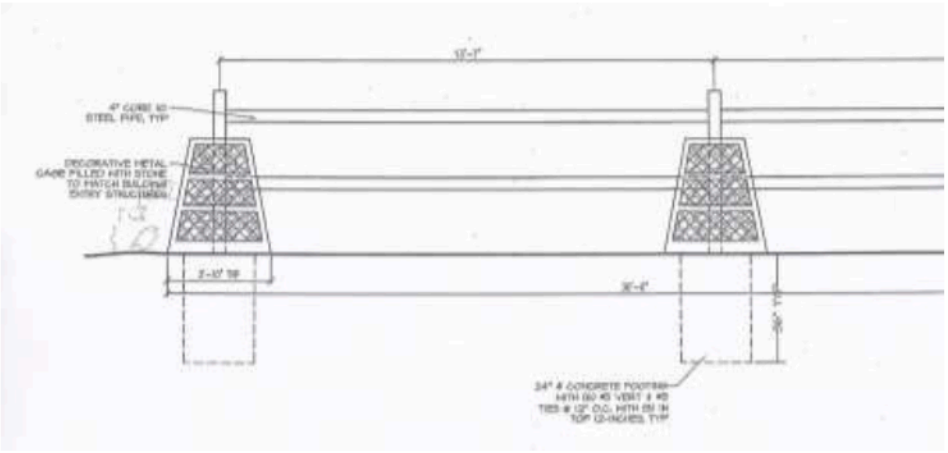
BACKGROUND
On February 26, 2014, the Planning Commission reviewed the amended conceptual plans for The Pasture project and accepted the alterations that were proposed. As a reminder, the applicant has proposed the following changes:

- The wall is proposed to be more of a straight upright wall then originally planned

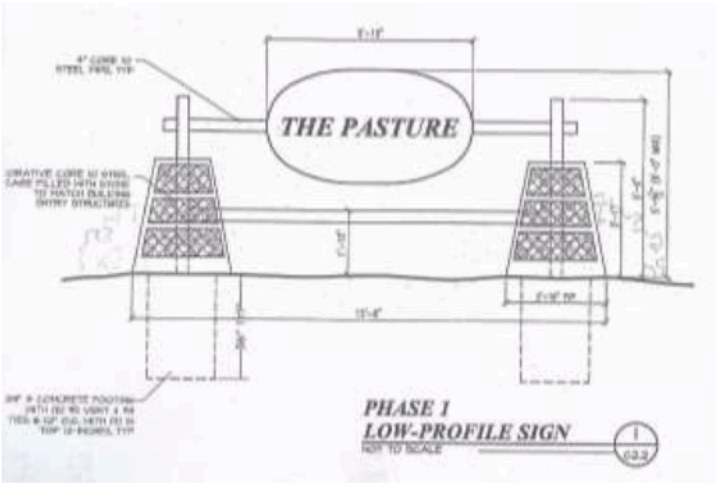
- The timbers will still be a decorative feature in the wall, just placed in the front.



- The Bridge feature will consist of metal cages filled with rocks and Core 10 Steel pole rails.



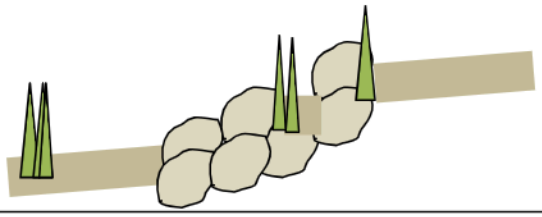
- Signage will also consist of the Core 10 Steel and match the design of the bridge.



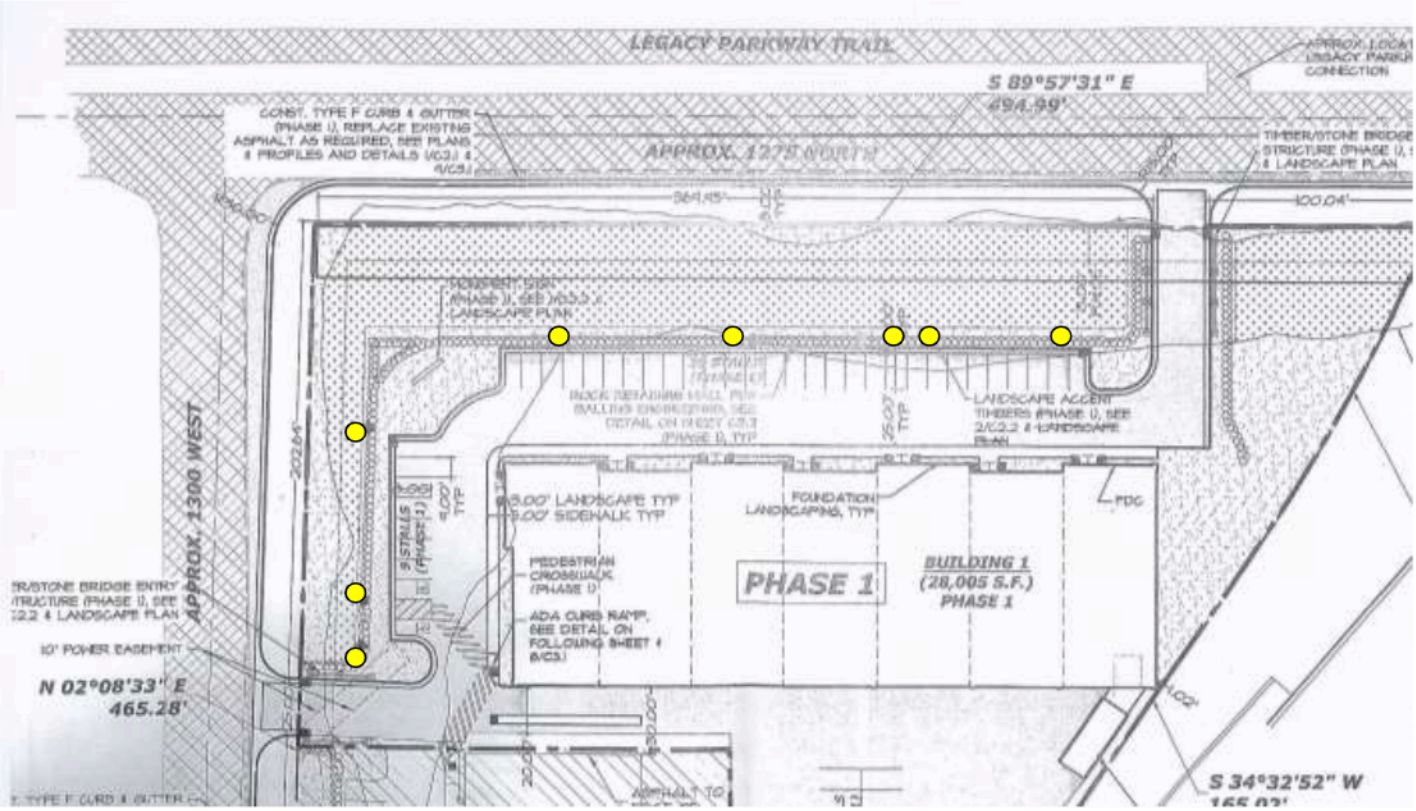
PREVIOUS CONCEPTUAL ACCEPTANCE SUMMARIZED

A final site plan application was submitted on March 16, 2014 along with a site plan. The following is a summary of those items that have been completed and clarified from the Conceptual Site Plan Acceptance:

- A landscaping plan was submitted prior to the amendment and has not changed in style and type of plantings. Staff is accepting of the landscaping plan and will require the applicant to adhere to what was approved at the original final site plan approval on April 25, 2013. The plantings must be integrated around the rock wall to add a natural variety.
- All driveways have been extended as to have 25 feet of drive isle width, plus additional space for the bridge feature
- The front corner of the rock wall has been modified as to create a stepping from the wetland area to the parking lot



- The front timbers have been interspersed along the front wall and appear to be even intertwined with the wall (Timber feature is indicated by the yellow markers).



FINAL SITE PLAN REVIEW:

The proposed amendments are not altering the use on site and are not changing the general layout of the site. All landscaping percentages and parking requirements are not being altered and will remain the same. All proposed alterations meet the intent of the Shorelands Commerce Park. The applicant will need to continue addressing engineering issues with the City Engineer and Public Works Director. After meeting with staff, it was determined the culverts located under the two bridges on the west portion of the lot are too small. These will need to be upsized; however in speaking with the Public Works Director, the City will be participating in this upgrade financially with the applicant. In addition, they also need to increase the drainage swell adjacent to the southwest driveway to specifications deemed appropriate by the City Engineer.

PLANNING STAFF RECOMMENDATION

Staff recommends that Planning Commission approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014

2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit
6. Applicable bonding shall be posted and all professional service fees shall be paid
7. The applicant shall continue to work with the City Engineer concerning culverts, drainage issues and other related engineering issues.

Suggested Reasons for Action (findings):

a. An amended final site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)]
b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
c. A complete final site plan has been submitted, meeting the requirements found in Section 12-21-110(e)(1) of the Zoning Ordinance.
d. The proposed amendments meet the final site plan review criteria found in Section 12-21-110(f) of the Zoning Ordinance.
e. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, concerning development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

depicted in the submittal dated April 1, 2021 and as presented to the City, to Shorelands Commerce Park (SCP), with the following reasons for action. Commissioner Hayman seconded the motion, which passed by unanimous vote (7-0).

Reasons for Action:

a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).
b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.
c. The Planning Commission finds the request for SCP Zoning designation is appropriate.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – PASTURE BUSINESS PARK PHASE 3

Final Site Plan approval was given on April 25, 2012 for a three-phase development known as The Pasture Business Park. The applicants since purchased an additional piece of property, parcel 06-003-0055 (see previous agenda item) and subsequently redesigned the third phase of development, causing a need for conceptual and final review by the Planning Commission. Ms. Wood presented the proposed Conceptual Site Plan. Mr. Salmon added that conceptual architecture and colors would match Phases One and Two.

Chair Daly opened a public hearing at 7:21 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wilcox made a **motion** to approve Conceptual Site Plan for The Pasture Business Park Phase 3 at approximately 1230 North 1300 West with the following directives. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0).

Directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel -06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.
5. All building colors and materials used within the Pasture's project shall comply with CZC 12.68.300, Shorelands Color Palette.

PUBLIC HEARING – SUMMERHILL LANE – PRELIMINARY SUBDIVISION

Community Development Director Cory Snyder presented a Preliminary Subdivision Plan for the Summerhill Lane Subdivision. City Engineer Kevin Campbell showed the north end of the City's Storm Drain Master Plan. He emphasized the City was gaining significant drainage improvements with the West Davis Corridor Project. He explained subdivision drainage design, and stated every lot in Summerhill Lane would have a privately owned and maintained drainage inlet box. Mr. Campbell said he believed the drainage system was well designed, and said he suspected any potential problems would be related to maintenance by the individual property owners.

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

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER:	**SALMON HVAC**
APPLICANT:	**SALMON HVAC** **c/o CRAIG and TROY SALMON** **1230 N 1300 W SUITE 5** **CENTERVILLE, UT 84014** **(csalmon at salmonhvac dot com)**
PROPERTY LOCATION:	**1230 N 1300 W**
PARCEL SIZE:	**5.05 ACRES**
ZONING DISTRICT:	**SHORELANDS COMMERCE PARK**
APPLICATION:	**CONCEPTUAL SITE PLAN**

BACKGROUND

Final Site Plan approval was given on April 25, 2012 for a three-phase development known as The Pasture Business Park. The applicants have since purchased an additional piece of property, parcel 06-003-0055 (see 04.28.2021 Zoning Map Amendment application) and subsequently redesigned the third phase of development. These changes instigate the need to go through conceptual and final review by the Planning Commission.

CODE REQUIREMENTS

Table of Uses 12.36

Warehouse, limited and Office, General are both permitted uses in the Shorelands Commerce Park

Zone.

General Plan 12-480-6 West Centerville Neighborhood

Commercial, industrial, and a mix of residential uses are the preferred zones in the West Centerville Neighborhood. There are a mix of environment concerns listed in the General Plan in this area, namely wetlands, FEMA mapped floodplains, and the Davis County Shorelands Master Plan. As this project has already been approved following the majority of the General Plan considerations, staff does not see a problem as far as use or how this update will affect the area. Staff's concern is the wetlands in the area surrounding Bernard Creek (to the south of the project). The applicants received Army Corps of Engineer approval for original construction, but with the addition of land, and an update to the site plan staff believes a new Army Corps of Engineer review is required.

CZC 12.47.100 Design Pattern Book

Previously approved with the 2012 approval. New building architecture and landscaping are required to match the previous approval. Notes provided in documents state that building elevations and landscaping will match. Staff will need verification of the landscaping materials.

CZC 12.47.300 Shorelands Commerce Park Development Standards

	Required	Actual	Compliance
Distance between buildings	6 feet	36 feet +	YES
Maximum height, main building	35 feet	Not Provided	NO
Street Side Yard Setback	20 feet	20 feet +	YES
Hard Surfacing, maximum of lot or parcel	70%	44.56%	YES
Off-street Parking	108 stalls	117 Stalls	YES

Additionally, a lighting plan is required for the additional building and parcel. None have been provided and will be required as a directive for Final Site Plan.

CZC 12.68 Shorelands Commerce Park District Design Standards

Staff is operating under the assumption that the applicants plan to follow building and landscaping materials previously approved and provided in their Design Book. The colors of the mail façade (tan and brown) appear to match the previous phases and the color palette provided in CZC 12.68.300. If the applicants choose another concept, a new design book will be required for review at Final Site Plan.

CZC 12.54 Signage

No signage has been proposed with this third building. All signage will go through the building permit process at time of installation, but staff also recommends requiring signage (wall signage or otherwise) to be presented during the final site plan stage of the approval process.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to APPROVE the Conceptual Site Plan for The Pasture Business Park Phase 3 at approximately 1230 North 1300 West with the following directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel 06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.
5. All building colors and materials used within the Pasture's project shall comply with CZC 12.68.300, Shorelands Color Palette.

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 27, 2021
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
Kevin Daly, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Spencer Summerhays
Christina Wilcox

MEMBER ABSENT
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Russell Wilson, Symphony Homes
Kevin Anderson, Symphony Homes
Craig Salmon, Salmon HVAC
Jim Flint, Hanson and Associates

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Shegrud

FINAL SUBDIVISION – SUMMERHILL LANE

Community Development Director Cory Snyder expressed the opinion that the Final Subdivision Plan submittal for the Summerhill Lane Development was complete, and the applicant met all conditions of Preliminary Plat Approval. He explained that the Packer Family filed an Appeal of the Preliminary Subdivision Approval for Summerhill Lane. The filed appeal raised the following two aspects of the approval: "(1) The Preliminary Plat did not include or otherwise reflect the Packer Easement even though the Easement was noted as Exception 17 in the Symphony Homes' title report submitted with its application; (2) The Packers are also entitled to a prescriptive easement from the north end of the 400 West Street to their property. This is not an easement of record, but one claimed by usage." Mr. Snyder informed the Commission that just prior to the holding of the Appeal Hearing with the Board of Adjustment, the Packer Family and Symphony Homes reached a settlement regarding the filed appeal. The settlement included the following elements:

a) Symphony would revise the preliminary plat to include said "Prescriptive Easement," as was discussed by the parties.
b) Both sides would reserve their rights, claims, defenses, etc. for litigation.

Upon completion and resubmittal of the Revised Preliminary Subdivision Plat, the City received notice from the Packer Family's Attorney that the Appeal was officially withdrawn. Consequently, the Revised Preliminary Plat submitted to the City by Symphony Homes was

included in the packet for Planning Commission consideration. Mr. Snyder advised that it was not his or the Planning Commission's role to adjudicate on a claim of use not recorded against the property. The prescriptive easement was included on the Revised Plat.

Responding to questions from the Planning Commission regarding buyer awareness of the prescriptive easement, Mr. Snyder and City Attorney Lisa Romney stated potential buyers would be able to see the notice of interest on the Plat. Mr. Snyder emphasized he did not believe it was the Planning Commission's role to take either side. He spoke of the risks to all parties moving forward, and commented on the Planning Commission's responsibility to make a decision based on current City Code. Chair Daly said he understood it was not the Planning Commission's role to perfect the claim, but pointed out that if the claim were to be perfected, several lots on the north side of the street would be affected.

Commissioner Summerhays asked what mechanism was in place to update the Plat after a final decision. Mr. Snyder responded that a plat amendment could change the notes, but no mechanism was in place to force a plat amendment. Property owners would be able to respect the easement, if perfected, without amending the plat. The Planning Commission reviewed the Revised Preliminary Subdivision Plat.

Commissioner Shegrud asked who determined conditions placed on easements. Mr. Snyder said easements were defined by type and purpose. The prescriptive easement under discussion was not perfected or defined. It was the role of a judge in a court of law to define the easement if a settlement was not reached by the parties.

Ms. Romney stated it was staff's position that the prescriptive easement and the easement a pertinent had not been perfected and was not in the Title Report; therefore, it was not existing and was not required under City ordinance to be shown on the Final Plat. She suggested including a condition of approval specifying that Lots 120-134 were affected by the notice of interest. Commissioner Summerhays expressed the opinion that failing to include such a condition would potentially be harmful to future buyers.

Russ Wilson, Land Manager with Symphony Homes, stated the purported easement was noted on the Final Plat and in the Title Report. He said a notice would be provided to potential homebuyers that the purported easement existed. Mr. Wilson said lot sizes and proposed home sizes would not be affected if the purported easement were established by a court of law. Responding to Commissioner Kjar, Mr. Wilson confirmed Symphony Homes intended to be bound by the statement that notice would be provided to potential homebuyers of the purported easement.

Mr. Wilson explained the applicant worked extensively with the City Engineer to design a drainage system. Responding to a question from Commissioner Shegrud, Mr. Wilson described plans for open space in the development. Kevin Anderson, attorney for Symphony Homes, stated his opinion of the Planning Commission's scope of consideration for the Final Subdivision request. He said Symphony Homes had worked very hard to satisfy all City Code requirements. Mr. Anderson recognized there was risk to Symphony Homes in moving forward with the purported easement, and explained the applicant desired to move forward with developing lots not impacted by the easement claim. He described the alley that would exist behind the affected lots if the purported easement were established by a court of law.

Chair Daly commented that the situation had been difficult. He expressed the opinion that the Final Plat application complied with City Code. Commissioner Wilcox said she agreed. Commissioner Summerhays expressed concern that the specific lots affected by the notice of interest were not noted on the Final Plat. Ms. Romney repeated that City Code required existing easements to be specified on a final plat, and the notice of interest was not an existing

easement. She repeated the suggestion to include a condition of approval specifying that Lots 120-134 were affected by the notice of interest. Ms. Romney requested that the Planning Commission add a condition that the developer shall enter into a long-term storm water facilities maintenance plan with the City if required under City permit.

Chair Daly **moved** to recommend approval of the Final Subdivision Plat and Plan for the Summerhill Lane Subdivision to the City Council, as submitted by the applicant to the Commission, with the following conditions and reasons for action. Commissioner Wilcox seconded the motion, which passed by majority vote (4-1), with Commissioner Shegrud dissenting, and an abstention from Commissioner Kjar.

Conditions:

1. Developer shall enter into a long-term storm water facilities maintenance plan with the City if required under City permit.
2. Applicant shall add "affecting Lots 120-134" to Plat Note #2 on the Final Plat.
3. Developer shall provide notice of claim of interest to potential purchasers of Lots 120-134.

Reasons for Action:

a) The Planning Commission finds that in November of 2020, the City approved a PDO Rezone and Conceptual Plan for the Summerhill Lane Subdivision.
b) After review of the Final Subdivision Plan submittal, the Planning Commission finds that the Final Subdivision Plan submittal is substantially consistent with the approved PDO Rezone and Conceptual Plan Approval and associated terms and conditions of that approval, as reviewed by the Commission in both the Preliminary and Final Subdivision Plan submittals and staff reports.
c) After review of the Final Subdivision Plan submittal, the Planning Commission finds that the Final Subdivision Plan submittal complies with the Preliminary Subdivision Approval granted by the Planning Commission in April of 2021, as also represented by the analysis of the Final Subdivision Plan in the associated Staff Report.
d) Therefore, in accordance with CMC 15.04.050, the Planning Commission finds that if the Planning Commission determines that the final plat is in conformity with all requirements and the ordinances of the City, the Commission shall recommend approval of the final plat to the City Council.

FINAL SITE PLAN – THE PASTURES PHASE 3

Assistant Planner Mackenzie Wood stated the applicants submitted plans to build out the third phase of The Pastures Business Park. She explained that a landscaping plan, an irrigation plan, and accurate parking stall counts for current uses were not provided. Mr. Snyder commented that the amount of parking needing for flex space varied widely depending on use. In the Conceptual Application, the applicant and staff reviewed parking based on Warehouse and Office uses. However, with further investigation, the use list of the site varies from the proposed uses in the application. Staff reviewed the current uses and their required off-street parking counts and found there was a wide discrepancy between approved uses and actual uses, approved parking and required parking.

The Planning Commission and staff discussed parking requirements. Commissioner Shegrud said she believed from personal experience that some of the current uses at The Pastures Business Park did not need as much parking as was required.

Commissioner Kjar pointed out the applicant resubmitted a letter from the Army Corps of Engineers from 2011, but not a verification as requested. Ms. Wood agreed and suggested the lack of verification was another reason to table the Final Site Plan.

Craig Salmon, applicant, explained that nothing had changed with regard to the wetlands. He presented proposed updated parking stall counts, and said he considered his entire development to be shared parking (117 parking stalls). Mr. Salmon said he calculated required parking to be 110 stalls with current uses. He explained that the dance studio and karate studio operating hours began around 4:00 or 5:00 p.m., after many of the other uses in the complex had completed business for the day. He asked the Planning Commission to accept the shared parking request, and said he would prefer to not be required to commission a parking study. Mr. Salmon suggested that the ability to adjust parking requirements based on logical discussion should be granted to the Community Development Director/Zoning Administrator.

Responding to a question from Commissioner Kjar, Mr. Salmon confirmed he had acquired additional property for the project and changed the configuration since receiving the 2011 Army Corps of Engineers letter. He stated the property acquired from UDOT was not part of the wetland area, and emphasized that nothing had changed in the project that affected the wetlands.

Commissioner Summerhays said he wanted to be as flexible with parking as possible within City Code. Mr. Snyder responded the Planning Commission did have latitude within the Code. Ms. Romney stated the applicant could request a parking modification and make the argument that sufficient parking existed for current uses. Chair Daly summarized that the applicant could apply for a parking modification, or wait until the City had completed an update of parking requirements. Mr. Snyder added that the applicant could address parking needs for all current uses based on City categories in a parking tabulation with the Final Site Plan.

Mr. Snyder explained that staff were assuming the wetlands delineation had expired. Chair Daly **moved** to table the Final Site Plan for The Pasture Phase 3 at 1230 North 1300 West with the following directives. Commissioner Shegrud seconded the motion. Commissioner Kjar said he was deeply concerned that the Planning Commission had spelled out specific requirements that were not met by the applicant apparently because the applicant felt he did not need to. The motion passed by unanimous vote (6-0).

Directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

FINAL SITE PLAN – ACC AUTO (TRUCK WORLD)

Mr. Snyder explained the applicant submitted application for Conditional Use Permit (CUP) and Final Site Plan. The application for CUP did not address everything expected, and the deadline for providing public notice of a hearing for CUP was missed. In order to facilitate the applicant's need to begin construction, Mr. Snyder suggested including CUP approval within 45 days as a condition of Final Site Plan approval. Mr. Snyder answered questions from the Commission regarding CUP conditions. Jim Flint with Hanson and Associates, representing the

applicant, said the applicant would address issues related to the CUP by the November 10 Planning Commission meeting.

Chair Daly **moved** to approve the Final Site Plan for the Final Expansion Phase for ACC Truck World, located at 155 South Frontage Road, subject to the following conditions and with the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. The Final Site Plan approval is limited to the proposed expansion and site improvements, as depicted in the Final Site Plan submittal to the Commission, or as amended by the City.
2. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
3. The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.
4. The applicant shall submit the required final improvement construction drawings for storm water management and any related bonding and fees, which shall be deemed acceptable to the City Engineer.
5. The applicant shall obtain an amended CUP approval within 45 days of the Final Site Plan approval, which shall at minimum address the following:
    a. Alteration of the land use to the sale of pre-owned vehicles,
    b. The desired business hours of operation, and
    c. The mitigation of potential impacts to the adjacent residential area located to the southeast (e.g., use buffering, lighting, screening, etc.).

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
c. The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance, in regard to development standards in the CV-H Zone and Final Site Plan Approval Standards.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on November 10, 2021. Mr. Snyder reported on recent actions by the City Council. The Planning Commission reviewed a list of Commission goals.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 13, 2021 Planning Commission meeting were reviewed and amendments requested. Commissioner Summerhays **moved** to accept the amended minutes. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:25 p.m., Chair Daly made a **motion** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Jennifer Hansen, City Recorder

11-10-2021
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL

PLANNING STAFF RECOMMENDATION

In order to facilitate the applicant's need to begin construction, staff is suggesting that the Planning Commission consider APPROVING the Final Site Plan, subject to the requirement that the Applicant obtaining CUP approval within 45 days of the Final Site Plan approval. Staff has slotted a space for the amended CUP review on the Commission's November 10, 2021 Agenda.

PROPOSED ACTION FOR FINAL SITE PLAN APPROVAL: *"I hereby make a motion for the Planning Commission to approve the Final Site Plan for the Final Expansion Phase for ACC Truck World, located at 155 South Frontage Road, subject to the following conditions:*

1. *The Final Site Plan approval is limited to the proposed expansion and site improvements, as depicted in the Final Site Plan submittal to the Commission, or as amended by the City.*
2. *All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.*
3. *The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.*
4. *The applicant shall submit the required final improvement construction drawings for storm water management and any related bonding and fees, which shall be deemed acceptable to the City Engineer.*
5. *The applicant shall obtain an amended CUP approval within 45 days of the Final Site Plan approval, which shall at minimum address the following:*
    - i. *Alteration of the land use to the sale of pre-owned vehicles,*
    - ii. *The desired business hours of operation, and*
    - iii. *The mitigation of potential impacts to the adjacent residential area located to the southeast (e.g. use buffering, lighting, screening, etc.).*

SUGGESTED REASONS FOR THE ACTION:

a. *The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.*
b. *The Planning Commission finds that conditions may be imposed. With a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.*
c. *The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance, in regard to development standards in the CV-H Zone and Final Site Plan Approval Standards."*

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

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER:	**SALMON HVAC**
APPLICANT:	**SALMON HVAC** **c/o CRAIG & TROY SALMON** **1230 N 1300 W SUITE 6** **CENTERVILLE, UT 84014** **(csalmon at salmonhvac dot com)**
PROPERTY LOCATION:	**1230 N 1300 W**
PARCEL SIZE:	**5.05 ACRES**
ZONING DISTRICT:	**SHORELANDS COMMERCE PARK**
APPLICATION:	**FINAL SITE PLAN**

BACKGROUND
The applicants have submitted plans to build out the third phase of development. They received Planning Commission on April 28, 2021 (see attachment on Novus Agenda) with the following directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel 06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.

5. All building colors and materials used within the Pasture's project shall comply with CZC
6. 12.68.300, Shorelands Color Palette.

Staff Response: The applicant has resent the Army Corps of Engineers letter that is dated July 13, 2011 and not a verification of whether the wetland will be impacted by the purchase of parcel 06-003-0055. The applicants have provided a lighting plan addressing illumination levels. Irrigation plans have not been provided, the applicant has indicated there will be no irrigation. However, temporary plans need to be in place to ensure the success of the required plantings. The applicant has indicated the buildings will follow the accepted 2012 Shorelands Commerce Park approvals.

CODE REQUIREMENTS

Conformance to Conceptual Site Plan
The provided submittal conforms to the accepted Conceptual Site Plan of April 28, 2021.

Lighting

A photometric site lighting plan has been provided (see page E1.0B), indicating that the light will not affect areas beyond the site in the Shorelands Commerce Park.

Parking
In the Conceptual Application, the applicant and Staff reviewed parking based on Warehouse and Office uses. However, with further investigation, the use list of the site varies from the proposed uses in the application. Staff has reviewed the current uses and their required off-street parking counts and finds that there is a wide discrepancy between approved uses and actual uses, approved parking and required parking (CZC 12.52). Staff reviewed the uses listed on the Centerville Business Licenses of each of the tenants. The following table lists parking counts required per current tenant. Page AS100 of the application details the applicant's parking tabulation which breaks up the tenant spaces into multiple uses. The highest requirement is for Personal Instruction Services, which requires half a stall per person at the maximum allowable occupancy plus one stall per employee.

Building	Ste.	Tenant	Use**	Code	Required
1	1	Trugolf, Inc. *5,051 square feet	Retail, Specialty	1 per 250 gross	20.2
	2	Logo Concepts *6,141	Retail, Specialty	1 per 250 gross	24.6
	3	Apex Screening *4,495	Printing, General	1 per 250 square feet of retail or office + 1 per 500 sqft of additional	2.2+7.9

				building	
	4	Alphagraphics *3,912	Printing, General (cannot verify via license review)	"	7.8
	5	Kona Karate (Max Occ: 106) *3,895	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	53+(11)
	6	Aga Systems *5,159	Manufacturing, Limited	1 per 1,000 or 1 per employee on highest shift, whichever is greater	5.2
	7	Complete Natural Systems *5,104	Retail, Specialty	1 per 250 gross square feet	20.4
2	1	Project Move (Max Occ: 42) *5,422	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	21+(10)
	2	Vacant (Max Occ: 86) *4,042	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	43+x
	3	Vacant	Construction Sales and Service	1 per 250 gross square feet	Combined with 4 & 5
	4	Salmon HVAC	Construction Sales and Service	1 per 250 gross square feet	Combined with 3 & 5
	5	Salmon HVAC *14,439	Construction Sales and Service	1 per 250 gross square feet	57.8
				Required Estimate	284.1
				Provided	117

*Square footage per building permits
** Uses per building licenses

Landscaping
As requested by the Planning Commission in April, and as required by CZC 12.21.110(e)(v) a landscaping plan has not been submitted that indicated compliance with Code. The applicant has indicated that it will match the landscaping of the previous two phases, but has not provided drawings to indicate how.

Irrigation
In addition to a landscaping plan, an irrigation plan showing how the required plantings will be irrigated to ensure successful growth is required and has not been provided.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to TABLE the Final Site Plan for The Pasture Phase 3 at 1230 N 1300 W with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, December 8, 2021
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
Kevin Daly, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Chad Morris
Ron Hale, Center Point Construction
Steve Peterson, Young Automotive Group
Cody Peterson, ESI Engineering, Inc.

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Chair Daly

PUBLIC HEARING – ZONE TEXT AMENDMENT – RESIDENTIAL DEVELOPMENT REQUIREMENTS

Community Development Director Cory Snyder explained that the applicant, Chad Morris, requested the following amendments to the Zoning Code for Residential Zoning District:

- Increase R-M Permitted Density from 6 units per acre to 8 units per acre.
- Reduction in private lane width from 27 feet to 26 feet.
- Alter internal sidewalk rules to allow an exception.

Prior to 2017, R-M density was four units per acre permitted, and up to eight units per acre conditional. In 2017, the City Council modified the R-M density to six units per acre permitted, with no conditional. Mr. Snyder explained the following General Plan density classifications for Centerville's residential areas.

Dwelling Units/Acre	Class
0-4	Low
5-8	Medium
9-12	High

Mr. Snyder explained the applicant had a R-M project in the application process. He shared the opinion that conditional use densities were difficult to manage and impact triggers for mitigation were difficult to define. Mr. Snyder said staff believed implementation of densities

should be wholly "permitted", and suggested it may not be the right time to move to 8 units per acre permitted in R-M.

Regarding the request to reduce the private lane width, Mr. Snyder said staff believed the current 27-foot pavement requirement ensured that on-street parking could be accommodated along one side of the street, and still keep the 20-foot emergency access viable. He said staff were not comfortable narrowing the width to 26 feet. With the road width reduced by 12 inches, curb and gutter specifications would need to be changed to hold the necessary tonnage for emergency access. Regarding the request to allow an exception for internal sidewalks, Mr. Snyder said Mr. Morris' own development project was already conceptually accepted with an alternate sidewalk design, and said the need to specify an exemption seemed a bit unnecessary. He stated staff recommended the Planning Commission forward a recommendation to deny the request to the City Council.

Mr. Snyder answered questions from the Planning Commission. He explained that any Centerville citizen could petition the City to change an ordinance. The requested amendment would affect the entire City, not just the one development.

Chad Morris, applicant, said he was a big proponent of affordable housing. He said housing in Centerville was not affordable, and he believed minor adjustments to development standards would help ease the cost of construction and ultimately the cost of new housing. He asked the Planning Commission if they could think of any project constructed prior to 2017 at the conditional 8 units per acre that had tarnished Centerville's image or caused any problems. Mr. Morris said he could not. He said the Fire Code specified 26 feet of drivable surface, and spoke in favor of modified, drivable curb/gutter. He argued in favor of less concrete and asphalt both environmentally and aesthetically. Mr. Morris spoke in favor of not requiring sidewalks on land without homes.

Chair Daly opened a public hearing at 7:44 p.m. He read aloud a letter from a group of citizens requesting that the Planning Commission deny the proposal to increase R-M permitted density to 8 units per acre.

Heather Strausser, Centerville resident, commented that the Porter-Walton Townhomes development was built at 8 units per acre when 8 units per acre was a conditional use. She said concerns were expressed by many citizens at the time, resulting in a cap at six units per acre for the R-M Zone. Ms. Strausser asked the Planning Commission to remember lessons learned with the Porter-Walton Townhomes development and not increase the R-M density. She commented that street widths were set for public safety, and asked that the Planning Commission not reduce the required street width. Ms. Strausser said there was a big difference taking a walk on a street with sidewalk versus a street without sidewalk, and asked the Planning Commission to consider safety when considering the request to allow exceptions to the requirement for sidewalks. She thanked the Planning Commission for their service and said it was a blessing to live in Centerville.

Wendy Bangerter expressed appreciation for the work City planners did to try to comply with the State mandate to have affordable housing in the community. She said she lived directly west of the planned Canyon Point development, and said the previously approved plan for Canyon Point seemed to be fairly compatible with the area. She acknowledged that rising construction costs made development more difficult, but said she did not believe that a sufficient reason to approve zone text amendments for one developer. Ms. Bangerter commented that approving the requested increase to 8 units per acre would set a precedent for future development. She said she appreciated the desire to provide affordable housing, but requested the City keep the 6 units per acre maximum for that area.

Marti Money, Centerville resident, said her experiences advocating for neighborhoods in Centerville had led her to believe that 6 units per acre with no conditional use in R-M was appropriate for Centerville. She requested the Planning Commission keep the 6 units per acre maximum in R-M. Ms. Money stated a single proposed project should not be allowed to determine the zoning for an entire city, and commented that the effects would trickle over to future developments that would have greater negative impacts. She requested the Planning Commission not recommend approval.

Jeremy Greer, Centerville resident, said he lived in a R-L neighborhood near the proposed development, with R-M adjoining his back property line and all around his property. He expressed concern with the proposed increase in density. He questioned whether the units in Canyon Point would be significantly more affordable at 8 units per acre versus 6 units per acre. Mr. Greer stated the proposal was from a developer who happened to live in Centerville. He said street widths and sidewalks were important to public safety.

Chair Daly closed the public hearing at 7:58 p.m. Mr. Morris clarified that his request was to have sidewalks in front of homes, but not where sidewalks were not needed. He commented that narrower roads naturally slowed traffic, and emphasized that the streets would be private right of ways. Mr. Morris stated that, in general, the more units on a property, the smaller they tended to be. He pointed out that the City placed a limit on the height of residential buildings. Mr. Morris commented that affordable housing usually went along with higher density. He said it would be difficult to build a truly affordable home in Centerville because of the cost of land.

Responding to a question from Commissioner Kjar, Mr. Snyder said City Code did not distinguish between a city road and a city lane. He said the City had been asked in the past to take over ownership of private roads from HOAs, but the requests had not been accepted. Mr. Snyder briefly described the history of R-M in the City Center area around City Hall.

Commissioner Larsen commented that road width in City Code was well above and beyond the need for fire access, perhaps unnecessarily. He suggested excessive pavement and less landscaping was not necessarily a good thing, and said people typically did drive faster when roads were wider. Commissioner Larsen said he was open to the idea of a small adjustment to roadway width. Mr. Snyder said the intention of the road width in City Code was to provide a public street designed with right-of-way dedication. Mr. Snyder said he was not aware of any significant safety concerns reported to the City regarding the Porter-Walton Townhomes project.

Responding to a question from Commissioner Shegrud, Mr. Snyder said the City had committed to an update of the General Plan. The City expected to receive word regarding whether or not a grant was awarded to help fund the General Plan update in March of 2022. He explained where utilities were placed in the absence of a park strip.

Chair Daly **moved** for the Planning Commission to recommend denial to the City Council regarding various R-M Zone amendments, as presented by the applicant with the following reasons for action. He said he recommended denial because he did not see it as the right time for the actions requested, and referred to the upcoming General Plan update. He said he believed the City had already found the right minimum road widths. Chair Daly said he felt the flow of sidewalks was good. Commissioner Kjar seconded the motion.

Commissioner Kjar commented that Centerville was bounded on every side, with future development most likely from infill. He expressed the opinion that, regardless of who brought the proposal, the proposed amendments were not a panacea for the attainable housing problem. Commissioner Kjar suggested it was misguided to oppose the proposed change on the basis of liking the way things were at that time because change would happen and it was

important to stay ahead of the change. He stated he opposed the proposed amendments because he was uncomfortable with conditional densities. He commented the reduction in road width would be significantly more than a foot in some situations, and pointed out that problems with private roads due to insufficient funds inevitably became the City's problem. Commissioner Summerhays said he agreed with Commissioner Kjar's comments.

Commissioner Wright said she agreed with the staff recommendation, and agreed that the General Plan update would be a more appropriate time to consider changes. She said she appreciated and respected the need for different densities within the City, but did not believe it was the time to make the requested change in density. Commissioner Wright said she did not believe private roads needed to look like public roads. She expressed the opinion it would be poor judgement to make the decision based on the possibility of a request in the future for the City to take on responsibility of the private roads, when the City had never actually accepted such a request. She said she would not be comfortable moving from a 27-foot to a 21-foot road width, but believed there was room for discussion. Commissioner Wright said she would always advocate in favor of sidewalks.

The motion to recommend denial passed by unanimous vote (7-0).

HAFOKA – FINAL SITE PLAN

Assistant City Planner Mackenzie Wood said the applicants received conceptual site plan approval on May 26, 2021. Ms. Wood explained the applicants intended to demolish the existing home on the property once the proposed dwelling was built. She explained that because the property was larger than one acre, State mandated drainage restrictions would come into play if existing impervious surface were not removed. Ms. Wood said the plans met geotechnical requirements, and staff recommended approval. She answered questions from the Planning Commission regarding demolition bonds to ensure demolition of the existing home.

Responding to a question from Commissioner Wright, Mr. Snyder explained that either the existing home would need to be demolished, or the property would need to be reevaluated for two homes. Mr. Snyder emphasized the staff recommendation would accommodate the applicants living in the existing home during construction of the new home.

Lisa Hafoka, applicant, said she did not have anything to add to what staff had explained. She stated she and her husband intended to demolish the existing home after construction of the new home. Mr. Snyder emphasized that the proposed seven-foot crawl space was one foot short of being a full basement, and asked Ms. Hafoka if she was sure the space would only be used as crawl space. Ms. Hafoka responded she understood, and did not plan to use the crawl space as livable space.

Chair Daly **moved** to approve the Final Site Plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-029 with the following conditions and reason for action: Commissioner Summerhays seconded the motion.

Conditions:

1. Lowest floor elevation shall be two feet above the design water table.
2. If existing structures are not demolished or a demolition bond and accompanying agreement are not entered into prior to building issuance of a building permit, the applicant shall begin the Site Plan process over to ensure State drainage requirements are met.

Reason for Action:

a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

Commissioner Kjar made a **motion to amend** the motion to approve the Final Site Plan with the following three conditions and previously stated reason for action. Commissioner Wright seconded the motion to amend, which passed by unanimous vote (7-0).

Conditions:

1. Lowest floor elevation shall be two feet above the design water table.
2. Enter into a demolition bond and any accompanying agreement as determined by the City to ensure demolition of existing house, garage, and driveway.
3. If existing structures are not demolished and bond is not entered into prior to building issuance of a building permit, the applicant shall begin the Site Plan process over to ensure State drainage requirements are met.

The amended motion passed by unanimous vote (7-0).

THE PASTURE – PARKING MODIFICATION & FINAL SITE PLAN

On October 27, 2021, the applicant presented the Final Site Plan application for the Pasture Business Park. The Planning Commission tabled the item with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

Ms. Wood said the applicant requested a parking modification for the site. The parking modification request stated that the uses on each business license listed in the table previously prepared did not accurately reflect the parking needs of each tenant. They requested a modification be made to only require 117 stalls. Ms. Wood said she found some discrepancies in the square footage counts on the table, and provided another table (The Pasture Phase 3 Parking Modification Tabulation) to more accurately reflect the situation, with a required estimate of 284.1 parking stalls. The applicant proposed considering the Personal Instruction Services of Kona Karate and Project Move as Family Child Care Group Facilities, which required fewer parking spaces.

Ms. Wood said a landscaping plan, including planting schedule, irrigation notes and drawings, and landscaping versus hardscaping percentages was submitted. The applicant provided a Wetland Delineation prepared by Todd Sherman, SPWS with Wetland Resources. Per Mr. Sherman, if there were no wetlands impacted by development, the delineation did not require coordination with the Army Corps of Engineers. She said City Code did not explicitly require Army Corps of Engineers approval for projects not seeking to impact or alter wetlands; however, precedent had been to require Army Corps of Engineers approval for projects in areas where wetlands were present, including the initial phases of the current project. Mr. Snyder said Mr. Sherman confirmed the proposed development would not encroach on the wetlands present on the property.

Responding to a question from the Commission, Ms. Wood said enforcement of the proposed parking modification would be tricky since tenants might come and go without the City being aware.

Troy Salmon, applicant, commented that classifications represented estimates of parking needed. He said they proposed using the Family Child Care Group Facilities classification for Kona Karate and Project Move because the required parking most closely matched the needs of the tenants. He said the average number of vehicles on the site was 40, with 60 vehicles during peak hours. Mr. Salmon said he believed a requirement of 117 parking stalls was sufficient. He commented that, with the delineation provided, he did not see any risk to the City in not requiring approval from the Army Corps of Engineers.

Commissioner Wright pointed out the highest parking count listed in the Parking Modification Request was 71. Mr. Salmon clarified that the highest count of 71 vehicles was with the current two buildings, and expressed confidence that the requested 117 parking stalls would be sufficient with the addition of the proposed new building.

Responding to a question from Commissioner Kjar, Mr. Salmon stated no changes would be made to the existing rock retaining wall. Commissioner Kjar commented that it was the applicant's fault that they had spent time pushing back on the City regarding approval from the Army Corps of Engineers rather than simply obtaining Army Corps of Engineers approval. Commissioner Kjar said he was much more comfortable with the situation with the delineation from Mr. Sherman. Commissioner Shegrud said she agreed with Commissioner Kjar.

Commissioner Wright said she had personal experience with Project Move, and said she agreed it was a drop-off/pick-up situation with not a lot of parking needed. The Planning Commission discussed the fact that hours of operation and parking needs would change over time with different uses. Commissioner Wright said she would be more comfortable with a parking modification tied to use. Ms. Romney suggested the applicant should be required, for any significant change in uses and/or hours of operation for any uses, to come back to the Planning Commission for an amendment to the parking modification. The Planning Commission discussed what would constitute a significant change in use. Ms. Wood emphasized it had already proven difficult for the City to track tenants and uses in the project. Mr. Snyder suggested using a 20% increase in demand for parking over the entire project as a trigger for parking modification review and amendment.

Ms. Wood clarified that the required number of parking stalls calculated with the uses requested by the applicant would be 126. Commissioner Larsen commented that if the Planning Commission approved the requested 117 parking stalls as sufficient, the applicant may at some point become trapped and unable to welcome a tenant that would require more than the 20% increase in demand for parking allowed by the trigger suggested by Mr. Snyder. Ms. Romney suggested the parking modification should expire if the needs exceeded 20% of the parking modification assumptions. The existing 117 parking stalls were calculated using requirements for Office/Warehouse use during a previous phase. Commissioner Kjar stated a clear calculation needed to be established for use in the future when uses and needs changed. He spoke of potential backlash to the City in the future. Commissioner Wright said she cautioned against using a remote, obscure hypothetical as a basis for decision making. Commissioner Kjar said he did not think the hypothetical was remote or obscure.

Commissioner Larsen suggested using the factors in the table presented by Ms. Wood showing 126 parking stalls needed, with clarification that the Planning Commission was willing to accept 117 at the applicant's request, as the baseline. Commissioner Kjar said he was reluctant to make decisions based on future hypotheticals. He said he would be more in favor of an expiration to trigger reassessment. Ms. Romney suggested using a 20% increase on the 126

calculation. Commissioner Kjar suggested requiring that the parking modification be evaluated every five years.

Commissioner Wright commented that the Family Child Care Group Facilities use the applicant wanted to use was very different from the Personal Instruction Services use under which dance studios were listed in the Zoning Code. Commissioner Wright emphasized that parking modifications were granted based on use.

Commissioner Summerhays suggested using a 10% increase on the 126 calculation. Chair Daly **moved** to approve the Parking Modification for the Pasture Business Park development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions and with the following reason for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. This modification is for the property owned by Pasture LLC at 1230 North 1300 West, and is not transferrable to another location.
2. The striped parking stalls shall be no less than 117 on site.
3. If there are any changes in uses and/or hours of operation for any uses in the project that cause the parking demand for the project to exceed 20% of the 126 parking modification assumptions and criteria, as determined by the Zoning Administrator, this parking modification shall expire and the applicant shall be required to obtain a new parking modification with supporting documentation. Any appeal or challenge to the Zoning Administrator's determination regarding the 20% calculation shall be referred to the Planning Commission.

Reason for Action:

a. The Planning Commission finds that the hours of operation and peak operating times provides ample trade-off in parking demand per CZC 12.52.110(c).

Chair Daly **moved** to approve the Final Site Plan for the Pasture Phase 3 development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions and with the following reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0). Commissioner Kjar said he had found the delineation report very persuasive.

Conditions:

1. The Planning Commission approved the Parking Modification that allows a minimum of 117 parking stalls to be on site.
2. Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September 16, 2021.

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was granted.
c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.

d. The Planning Commission finds that, subject also to the conditions of approval; the proposal complies with the requirements founds in the Zoning Ordinance with regards to development standards in the CV-H Zone and Final Site Plan Approval Standards.

The Planning Commission took a break at 10:02 p.m., and returned at 10:06 p.m.

FINAL SITE PLAN – YOUNG POWERSPORTS

Mr. Snyder explained the request for Final Site Plan approval for Young Powersports, and said staff recommended approval. Steve Peterson, representing the applicant, and Ron Hale with Center Point Construction answered questions about building and elevation plans, and the combination of parcels.

Commissioner Kjar expressed discomfort with the number and scope of conditions attached to the proposed Final Site Plan approval. Mr. Snyder explained the timeframe and logistics involved, and said he did not anticipate that any of the conditions would be problematic. Chair Daly said he believed the applicant was motivated to follow through, and expressed confidence that staff would ensure the conditions were met.

Chair Daly **moved** to approve the Final Site Plan for the redevelopment of property located at 695 West 400 South, subject to the following conditions and with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by majority vote (5-1-1), with Commissioner Kjar dissenting and an abstention from Commissioner Wright.

Conditions:

1. The Final Site Plan approval is limited to the proposed expansion/redevelopment and site improvements, as depicted in the Final Site Plan submittal to the Commission on December 8, 2021, or as amended by the City.
2. The development shall comply with the related rezone approval by combining all of the separate parcels into a single development parcel.
3. The proposed recreational vehicle sales use and service related to this Final Site Plan Approval shall obtain a Conditional Use Approval from the City.
4. The Final Site Plan shall be adjusted to meet the "internal parking lot landscaping" requirement of 7%, which may also reduce the depicted parking stall count, so long as the stall count meets the approved parking modification requirements.
5. All roof or ground mounted utility equipment shall be screened from public view (i.e., as viewed from a public street).
6. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
7. The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.
8. All Final Site Plan needed alteration/modified approval conditions shall be reviewed deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.
9. Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was previously granted.
c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
d. The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance with regards to development standards in the C-VH Zone and Final Site Plan Approval Standards.

PUBLIC HEARING – CONDITIONAL USE PERMIT – YOUNG POWERSPORTS

Mr. Snyder described uses on properties neighboring the Young Powersports property, and spoke of a concern expressed by a resident regarding the potential for loud vehicle revving. Mr. Snyder said the noise ordinance would control the potential for loud noises during off hours. He explained the need to ensure the applicant had legal right to use an access on the north side of the property (Porter Lane).

Mr. Hale said the applicant was going through the process to make sure an access easement was in place for access on Porter Lane. He described improvements that would be made to the access, and answered questions from the Commission. Mr. Hale stated the applicant would agree to the hours of operation listed as a proposed condition of approval.

Chair Daly opened a public hearing at 10:46 p.m., and closed the public hearing seeing that no one wished to comment. Chair Daly expressed the opinion that noise was not something that needed to be mitigated with the Conditional Use Permit (CUP) in that situation, and said he would be in favor of removing the hours of operation restriction. Commissioner Summerhays said he viewed the hours of operation restriction as an added buffer of protection for nearby residents, to which the applicant was acceptable. Chair Daly said on principle he would prefer to rely on the noise ordinance. Commissioner Kjar commented that powersports vehicles were generally loud.

Commissioner Summerhays **moved** to approve a CUP for the Young Powersports Complex located at 695 West 400 South, subject to the following conditions and with the following reasons for action. Commissioner Shegrud seconded the motion.

Conditions:

1. The Approved Land Use for the site is for Vehicle Rental or Sale, New Limited and/or Used Limited, and any typical accessory uses associated with the operation of a recreational vehicle sales dealership, as allowed by the regulations of the Zoning Ordinance.
2. The use of the site is also subject to the associated Final Site Plan approval, as approved by the City.
3. The Business Hours of Operation for vehicle sales and the associated accessory use of repairs shall be limited 8:00 a.m. to 9:00 p.m.
4. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
5. The Applicant shall submit sufficient evidence establishing a legal access easement from Porter Lane, to be deemed acceptable by the City Attorney.

6. Any future amendments to the CUP and/or Final Site Plan shall be subject to the applicable amendment procedures defined by the Zoning Ordinance.

Reasons for Action:

a. The Planning Commission finds that both Vehicle Sales, New or Used are conditional uses in the C-VH Zone, as listed in Table of Uses, 12-36-Commercial Uses.
b. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (A-C, F), there is evidence to support the conditional use suitability and harmony with the proposed site and adjacent property.
c. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (D-E, G, I-K), there is evidence to support a minimized impact on the community and the conditions imposed provide any needed safeguards.
d. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (H) that the associated Final Site Plan approval provides adequate access, parking, lighting, fire protection and vehicular circulation.
e. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (H, I and J) regarding the other possible related specific matters reviewed in the staff report, the conditions imposed minimize the impact of the development on the surrounding area.
f. Therefore, the Planning Commission finds that with the conditions imposed and the findings made, the requirements of CZC 12.21.100(e) have been met and the request for a CUP shall then be approved.

Chair Daly **moved to amend** the motion to strike Condition 3 from the CUP approval and renumber accordingly. Commissioner Kjar seconded the motion to amend, which failed (2-3-1), with Commissioners Daly and Kjar in favor, Commissioners Shegrud, Wilcox, and Larsen against, and an abstention from Commissioner Wright.

The original motion passed (6-0-1), with an abstention from Commissioner Wright.

PARKING STUDY

Mr. Snyder stated an off-street parking study was on the list of Planning Commission goals for the year. ESI Engineering, Inc. was contracted to perform an off-street parking study. Cody Peterson, Transportation Engineer with ESI Engineering, said he was asked to look at different land uses in Centerville and compare them to the national ITE Parking Generation Manual. Mr. Peterson presented an Off-Street Parking Comparison Summary. He showed current Centerville Code requirements for off-street parking and explained proposed parking rates for different use types. Commissioner Shegrud said she thought the study was well done, and thanked Mr. Peterson for the information.

The Planning Commission discussed a desire to look closely at industrial wholesale and warehousing/flex-space parking requirements. Mr. Snyder suggested scheduling a work session for further discussion. Commissioner Kjar said he would want to include a discussion of drive-thru queueing at fast-food establishments.

2022 ANNUAL MEETING SCHEDULE

The Planning Commission reviewed a proposed 2022 annual meeting schedule. Commissioner Wright **moved** to accept the 2022 Planning Commission Meeting Schedule. Commissioner Kjar seconded the motion. Commissioner Shegrud asked if more than two meetings could be scheduled in November/December to avoid lengthy meetings like that

evening. Assistant Planner Mackenzie Wood commented the City Council scheduled second meetings in November and December to be held as needed. Chair Daly commented that such long meetings were not usual. The motion passed by unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on January 12, 2022. Mr. Snyder updated the Commission regarding recent actions by the City Council.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the November 10, 2021 meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0). Commissioner Summerhays commented that it had been a pleasure serving on the Planning Commission.

ADJOURNMENT

At 11:21 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Kjar seconded the motion which passed by unanimous vote (7-0).

Jennifer Hansen
Jennifer Hansen, City Recorder

1-18-2022
Date Approved

Katie Rust
Katie Rust, Recording Secretary

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL

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

STAFF REPORT
AGENDA: ITEM 3

PROPERTY OWNER:	**SALMON HVAC**
APPLICANT:	**SALMON HVAC** **c/o CRAIG & TROY SALMON** **1230 N 1300 W SUITE 6** **CENTERVILLE, UT 84014** **(csalmon at salmonhvac dot com)**
PROPERTY LOCATION:	**1230 N 1300 W**
PARCEL SIZE:	**5.05 ACRES**
ZONING DISTRICT:	**SHORELANDS COMMERCE PARK**
APPLICATION:	**FINAL SITE PLAN & PARKING MODIFICATION**

BACKGROUND

On October 27, 2021, the applicant presented the Final Site Plan application for the Pasture Business Park. The Planning Commission tabled the item with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

Staff Response: The applicant has since provided the requested information. Staff has reviewed the submission below.

CODE REQUIREMENTS

Conformance to Conceptual Site Plan

The provided submittal conforms to the accepted Conceptual Site Plan of April 28, 2021.

Parking

In the tabled Final Site Plan Application, Staff reviewed current uses and their required off-street parking counts and found a wide discrepancy between approved uses and actual uses, approved parking and required parking (CZC 12.52). The following table, from October 27, 2021, lists parking counts required per current tenant. The highest requirement is for Personal Instruction Services, which requires half a stall per person at the maximum allowable occupancy plus one stall per employee.

Building	Ste.	Tenant	Use**	Code	Required
1	1	Trugolf, Inc. *5,051 square feet	Retail, Specialty	1 per 250 gross	20.2
	2	Logo Concepts *6,141	Retail, Specialty	1 per 250 gross	24.6
	3	Apex Screening *4,495	Printing, General	1 per 250 square feet of retail or office + 1 per 500 sqft of additional building	2.2+7.9
	4	Alphagraphics *3,912	Printing, General (cannot verify via license review)	"	7.8
	5	Kona Karate (Max Occ: 106) *3,895	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	53+(11)
	6	Aga Systems *5,159	Manufacturing, Limited	1 per 1,000 or 1 per employee on highest shift, whichever is greater	5.2
	7	Complete Natural Systems *5,104	Retail, Specialty	1 per 250 gross square feet	20.4
2	1	Project Move (Max Occ: 42) *5,422	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	21+(10)
	2	Vacant (Max Occ: 86) *4,042	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	43+x
	3	Vacant	Construction Sales and Service	1 per 250 gross square feet	Combined with 4 & 5
	4	Salmon HVAC	Construction Sales and Service	1 per 250 gross square feet	Combined with 3 & 5
	5	Salmon HVAC *14,439	Construction Sales and Service	1 per 250 gross square feet	57.8
				Required Estimate	284.1
				Provided	117

*Square footage per building permits ** Uses per building licenses

Modification Request

The applicants have requested a parking modification for their site. In the request, they state that the uses on each business license (in above table) do not accurately reflect the parking needs of

each tenant. They request a modification be made to only require the 117 stalls currently proposed. Staff has reviewed the proposal, and found some discrepancies in the square footage counts and has provided another table (The Pasture Phase 3 Parking Modification Tabulation) to more accurately reflect the situation. Craig Salmon has proposed considering the Personal Instruction Services of Kona Karate and Project Move as Family Child Care Group Facilities, which require one parking space per five children. This gets to a little bit of guesswork as to how many children are authorized at a time. Staff has used both Mr. Salmon's estimates and an estimate based on maximum occupancy per International Building Code. Per Mr. Salmon's tabulation, there are an extra two stalls (with the update for actual square footage), and a nine stall deficit for the maximum occupancy calculation.

CZC 12.52.110 details the factors required to be considered when reviewing modifying parking requirements in Commercial Development.

1. Total number of spaces that would otherwise be required for each individual establishment in the development;
2. Hours of operation for each business establishment located in the development, including peak business hours;
3. Estimated trade-off between businesses which are open when others are closed;
4. Availability of on-street or shared parking;
5. Transportation alternatives, including proximity to transit stations; and
6. Car or van pooling programs available to users of the development.

Staff Response: The table on page two accurately shows the code required parking. The applicants have provided a narrative describing the business hours of the majority of the low-use tenants not significantly overlapping with the two tenants that require higher levels of parking, specifically Kona Karate and Project Move. Both of the personal instruction tenants have hours from 4:30pm to 8:30pm. Their business licenses depict operating hours from 3:30-8:00pm and 4-9pm, respectively. The applicants' narrative does not address a request for shared parking with other developments in the area, and there are currently limited transportation alternatives in the area. However, a majority of the users of Kona Karate and Project Move use carpooling. Staff has provided a recommendation for approval of the parking modification request.

Landscaping & Irrigation

As requested by the Planning Commission in October, and as required by CZC 12.21.110(e)(v) a landscaping plan has been submitted. The landscaping plan includes a planting schedule, irrigation notes and drawings, as well as landscaping versus hardscaping percentages.

Wetland Delineation

The applicants have provided a Wetland Delineation prepared by Todd Sherman, SPWS with Wetland Resources (see Novus Agenda for attachment). Per Mr. Sherman, if there are no

wetlands impacted by development, the delineation does not require coordination with the Army Corps of Engineers. Centerville City Code, details the Existing Conditions Inventory Requirements (CZC 12.50.040) for wetlands as follows: "If wetlands are present, a wetlands assessment shall be submitted to the City as required by applicable law prior to consideration of a site plan. The assessment shall include the name and address of the individual who conducted the assessment. A copy of any application for authorization to impact or alter wetlands shall be submitted with a site plan application for the subject property."

Staff Response: City code does not explicitly require Army Corps of Engineers approval for projects not seeking to impact or alter wetlands. However, precedent has been to require Army Corps of Engineers approval for projects in areas where wetlands are present, including the initial phases of this current project.

PLANNING STAFF RECOMMENDATION – PARKING MODIFICATION

I hereby make a motion to APPROVE the Parking Modification for the Pasture Business Park development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions:

1. This modification if for the property owned by Pasture LLC at 1230 North 1300 West, and is not transferrable to another location.
2. The striped parking stalls shall be no less than 117 on site.
3. All future amendments to the Personal Instruction Services hours of operation shall be reviewed by the Planning Commission.

Reasons for Action:

a. The Planning Commission finds that the hours of operation and peak operating times provides ample trade-off in parking demand per CZC 12.52.110(c)

PLANNING STAFF RECOMMENDATION – FINAL SITE PLAN

I hereby make a motion to APPROVE the final site plan for the Pasture Phase 3 development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions:

1. The Planning Commission approved the Parking Modification that allows a minimum of 117 parking stalls to be on site.
2. Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September 16, 2021.
3. (Optional) The applicant shall receive approval of the Wetland Delineation dated November 3, 2021 by Todd Sherman.

Reasons for Action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was granted.
c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
d. The Planning Commission finds that, subject also to the conditions of approval; the proposal complies with the requirements found in the Zoning Ordinance with regards to development standards in the CV-H Zone and Final Site Plan Approval Standards.

December 8th, 2021 Previous PC meeting link: December 8, 2021 Planning Commission Time https://youtu.be/L-c8QlYJVkM?t=7134

October 27th, 2021 Previous PC meeting link: October 27, 2021 Planning Commission Meeting Time: https://youtu.be/paYXb1hBJ1k?t=4363

12.47.300 Table Of Development Standards In SCP Zone And SCP-Mixed Node Zone

Development Standards for SCP Zone and SCP-Mixed Node Zone are set forth in the following Table.

Development Standard	Zones	
	SCP	SCP-Mixed Node
Building Standards		
Distance between buildings	6 feet	6 feet
Maximum height, main building	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Lot and Parcel Standards		
Minimum area	None	Residential: 5 acres Other: none
Minimum frontage	50 feet	50 feet
Minimum width	50 feet	50 feet
Setback Standards - Front Yard		
Any building	10 to 20 feet	Residential: 20 feet Other: 10 to 20 feet
Setback Standards - Rear Yard		
Main building	When abutting residential development: 30 feet Other: 0 feet	When abutting residential development: 30 feet Residential: 15 feet Other: 0 feet
Accessory building	When abutting residential development: 20 feet Other: 0 feet	When abutting residential development: 20 feet Residential: 5 feet Other: 0 feet
Setback Standards - Interior Side Yard		
Main building	When abutting residential development: 30 feet Other: 0 feet	When abutting residential development: 30 feet Residential: 8 feet, minimum total width of both side yards: 18 feet Other: 0 feet
Accessory building of 100 sqaure feet or less	When abutting residential development: 10 feet Other: 0 feet	When abutting residential development: 10 feet Residential: 3 feet Other: 0 feet
Accessory building great than 100 square feet	When abutting residential development: 20 feet Other: 0 feet	When abutting residential development: 20 feet Residential: Not permitted Other: 0 feet

Setback Standards - Street Side Yard		
Any building	20 feet	20 feet
Site Standards		
Animal units permitted	None	None
Buffer landscaping requirements	See CZC 12.51.070(b)	See CZC 12.51.070(b)
Buildable area, minimum	None	SF residential: 2,000 square feet Other residential: 3,000 square feet Other: None
Buildable area, minimum, range of length/width ratio	None	Residential: Between 2:1 and 1:2 Other: none
Gross Density, Maximum	See CZC 12.47.080	See CZC 12.47.080
Hard surfacing, maximum total of lot or parcel	70%	Residential Only: 60% Mixed Uses with Residential: 70% Other: 70%
Hard surfacing, maximum total of front, rear, and side yards	50%	50%
Outside storage	See CZC 12.68.060(a)	Residential: Not permitted Other: See CZC 12.68.060(a)

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

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

(i) Perimeter and internal landscaping: 50%;

(ii) Buffer landscaping between residential and non-residential development: 50%; and

(iii) For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.

(B) Excluding parkstrips, non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, decorative gravel, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured concrete.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

(4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.

(5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.

(A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.

(B) Not more than 25% of required trees may be substituted.

(6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with CMC 11.02.030. To avoid

damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.

(7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.

(8) Landscaped areas shall be located:

(A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and

(B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.

(1) Non-residential minimum buffer depth shall be as follows:

(A) In medium intensity (M) zones: 15 feet; and

(B) In high intensity (H) and very high intensity (VH) zones: 30 feet.

(2) Residential minimum buffer depth shall be as follows:

(A) In high intensity (H) zones meeting low intensity (L) zones: 25 feet

(3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the General Plan.

(A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

(B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.

(C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.

(4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

(5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least 50% of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings.

(B) A drought tolerant landscape design shall be designed by a licensed landscape architect with drought tolerant experience. Additionally, the landscape plan should incorporate Water-Efficient Design Schemes, as listed in CZC 12.51.070(h).

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: 10% of total parking lot area.

(B) Office and commercial: 7% of total parking lot area.

(C) Industrial and warehouse: 5% of total parking lot area.

(2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

(3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.

(4) Internal landscaped islands shall be located in the following priority:

(A) To define major drives and access ways;

(B) To delineate ends of parking rows;

(C) At aisle intersections; and

(D) Within parking rows.

(5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street and Parkstrip Landscaping.

(1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

(i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;

(ii) Arterial or collector street: 15 feet; and

(iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with and subject to applicable provisions of CMC 11.02.030.

(2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree regulations and permit requirements.

(3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.

(4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.

(g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.

(1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

(2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

(h) Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section (“Water-Efficient Design Methods and Practices”).

(1) Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(2) Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(3) Water-Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented.

(A) Turf style grass should not exceed 35% of the total landscaped area.

(B) Turf style grass should not be placed in landscaped areas less than eight feet in width.

(C) Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).

(D) Ninety percent (90%) of all plant materials should be water-wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.

(E) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.

(F) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.

(G) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.

(H) Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.

(I) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.

(J) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).

(4) State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2020-11 on 11/4/2020
Amended by Ord. 2021-14 on 6/15/2021
Amended by Ord. 2022-10 on 5/3/2022
Amended by Ord. 2022-22 on 11/16/2022

12.51 Landscaping And Screening

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12.51.110 Screening Requirements

12.51.010 Purpose

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials. The objectives to be achieved by the provisions of this Chapter include the following:

(a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;

(b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;

(c) To visually separate building areas and development within the City;

(d) To provide privacy from noise and visual intrusions;

(e) To promote water conservation by encouraging the use of drought tolerant landscape material;

(f) To reduce excessive heat, glare, and accumulation of dust;

(g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; and

(h) To prevent the soil erosion and excessive drainage water runoff.

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

12.51.020 Scope

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any non-residential project, special residential project, building, structure, change in land use, or other improvement which requires approval of a site plan or conditional use permit. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. Legally established nonconforming situations may be exempt from the provisions of this Chapter as provided in CZC 12.22 (Nonconformities) or as may otherwise be specifically provided in this Title.

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

12.51.030 Definitions

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

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

12.51.040 Landscaping Plan Required

When a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of CZC 12.55.230.

(a) Information Required. A landscaping plan shall show at least the following information:

(1) Landscaping and plant materials;

(2) Location, spacing, and number of existing and proposed plantings;

(3) Mature tree canopy line;

(4) Tree and plant list, including sizes and totals;

(5) Treatment of ground surfaces;

(6) Use of non live landscaping materials such as hard surface improvements or artificial landscaping;

(7) Irrigation or watering plan; and

(8) Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.

(b) Landscape Architect Approval. A landscape plan for a site of one acre or more, or any amendment thereto, shall be signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code Ann. §§ 58-53-101, et seq.

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

12.51.050 Waiver Of Strict Compliance

(a) Waivers Authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this Chapter.

(b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;

(2) The granting of a waiver will not result in an adverse impact on surrounding properties; and

(3)

(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

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

12.51.060 Landscaping Design Guidelines

(a) General Considerations. Landscaping should be used to:

(1) Beautify a site;

(2) Define open space areas;

(3) Establish a buffer between different land uses and create a transition between them;

(4) Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;

(5) Enhance building architectural features, parking functions, and pedestrian activities within a site;

(6) Promote energy efficiency and conservation of resources; and

(7) Provide wildlife corridors where appropriate.

(b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in CZC 12.51.070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in CZC 12.51.070 regarding live and non-live plant materials.

(c) Drainage. Storm water detention areas should not detract from the quality of landscape design. In landscaped detention areas, plant material should be compatible with the use. Artificial plants and landscaping shall not be permitted in storm water detention areas.

(1) Small water detention areas without aesthetic or secondary benefits should be avoided.

(2) Detention side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.

(3) Detention basins should be designed as an integral part of the landscape theme and not appear as a ditch or pit.

(d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.

(e) Ground Cover. Vegetative ground cover should be used along public rights of way and in required front yard landscape areas (not including sidewalks, trails, and entry points).

(f) Low Water Usage. Drought resistant shrubs and trees should be used wherever possible. A list of low water use plants is available from the Community Development Department.

(g) Maintenance. Low maintenance plants should be considered.

(h) Shade. Landscape designs should include shade for structures, outdoor recreational areas, and parking areas.

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

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

(i) Perimeter and internal landscaping: 50%;

(ii) Buffer landscaping between residential and non-residential development: 50%; and

(iii) For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.

(B) Excluding parkstrips, non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, decorative gravel, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured concrete.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

(4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.

(5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.

(A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.

(B) Not more than 25% of required trees may be substituted.

(6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with CMC 11.02.030. To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.

(7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.

(8) Landscaped areas shall be located:

(A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and

(B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.

(1) Non-residential minimum buffer depth shall be as follows:

(A) In medium intensity (M) zones: 15 feet; and

(B) In high intensity (H) and very high intensity (VH) zones: 30 feet.

(2) Residential minimum buffer depth shall be as follows:

(A) In high intensity (H) zones meeting low intensity (L) zones: 25 feet

(3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the General Plan.

(A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

(B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.

(C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.

(4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

(5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least 50% of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings.

(B) A drought tolerant landscape design shall be designed by a licensed landscape architect with drought tolerant experience. Additionally, the landscape plan should incorporate Water-Efficient Design Schemes, as listed in CZC 12.51.070(h).

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: 10% of total parking lot area.

(B) Office and commercial: 7% of total parking lot area.

(C) Industrial and warehouse: 5% of total parking lot area.

(2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

(3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.

(4) Internal landscaped islands shall be located in the following priority:

(A) To define major drives and access ways;

(B) To delineate ends of parking rows;

(C) At aisle intersections; and

(D) Within parking rows.

(5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street and Parkstrip Landscaping.

(1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

(i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;

(ii) Arterial or collector street: 15 feet; and

(iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with and subject to applicable provisions of CMC 11.02.030.

(2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree regulations and permit requirements.

(3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.

(4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.

(g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.

(1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

(2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

(h) Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in

the water-efficient design methods and practices set forth in this Section ("Water-Efficient Design Methods and Practices").

(1) Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(2) Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(3) Water-Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented.

(A) Turf style grass should not exceed 35% of the total landscaped area.

(B) Turf style grass should not be placed in landscaped areas less than eight feet in width.

(C) Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).

(D) Ninety percent (90%) of all plant materials should be water-wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.

(E) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.

(F) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.

(G) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.

(H) Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.

(I) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.

(J) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).

(4) State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2020-11 on 11/4/2020
Amended by Ord. 2021-14 on 6/15/2021
Amended by Ord. 2022-10 on 5/3/2022
Amended by Ord. 2022-22 on 11/16/2022

12.51.080 Plant Material Standards

(a) Plant Characteristics. Plants used for landscaping shall:

(1) Be drought tolerant;

(2) Have non-invasive growth habits;

(3) Have low maintenance characteristics; and

(4) Be commercially available.

(b) Plant Quality. Plants installed to meet the requirements of this Chapter shall conform to or exceed plant quality standards set forth in the most recent edition of American Standard for Nursery Stock published by the American Nursery & Landscape Association.

(c) Plant Spacing. Plants shall be installed to allow sufficient space for the growth characteristics of plants without adversely affecting maintenance of structures, walks or drives.

(d) Artificial Plants. No artificial plants or landscaping material shall be used to meet any standard of this Chapter and shall comply with the artificial landscaping requirements set forth in CZC 12.51.082.

(e) Plant Size. The minimum size of trees and plants installed to meet the requirements to this Chapter shall be as follows:

(1) Deciduous trees: 2 inch caliper (diameter) measured at 12 inches above the tree base.

(2) Coniferous trees: 6 feet high.

(3) Shrubs: 18 inches high.

(f) Tree Types. Selected tree types should be commonly known to the area; provided, however, that Elm trees shall be prohibited. Box Elder, Salix and Poplar trees shall be prohibited within 25 feet of a public right-of-way and public utility easements.

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

12.51.082 Artificial Landscaping Standards

Subject to the terms and conditions of this Chapter, artificial plants or landscaping may be used as part of a landscaping plan; provided, such artificial plants and landscaping shall not qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter. Artificial plants or landscaping shall meet the following minimum requirements based upon the location of the subject property.

(a) Parrish Lane Gateway Area. For purposes of this Section, the Parrish Lane Gateway Area is defined as any property subject to the Parrish Lane Gateway Design Standards as set forth in CZC 12.63. As more particularly defined in CZC 12.63.020, the Parrish Lane Gateway Area consists of "any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main

Street and the Legacy Highway right-of-way, within the City of Centerville." The Parrish Lane Gateway Area has been designated by the City as an important gateway to the City and properties within this area are subject to heightened design standards enacted to enhance the economic viability and aesthetic value of this significant gateway to the City. Based on these considerations and the specific regulations set forth in CZC 12.63 (Parrish Lane Gateway Design Standards), artificial landscaping shall not be allowed within the Parrish Lane Gateway Area.

(b) South Main Street Commercial Area. For purposes of this Section, the South Main Street Commercial Area is defined as any property located within the South Main Street Corridor (SMSC) Overlay Zone as shown on the Zoning Map of the City. As provided in CZC 12.48.040, the SMSC Overlay Zone is intended to be utilized for "properties with frontage along the South Main Street Corridor between Parrish Lane and Pages Lane, including properties associated with the parcel having frontage or developments that are visually prominent as seen from the intersections at Parrish Lane/South Main Street or Pages Lane/South Main Street." The South Main Street Corridor has been designated by the City as an important historic and cultural focal point of the City and properties within the SMSC Overlay Zone are subject to heightened design standards enacted to preserve the historic character of this area, to encourage development that is sensitive to the City's heritage, and to provide a gathering space and cultural heart for the community by fostering a small town atmosphere. Based on these considerations and the specific regulations of the SMSC Overlay Zone set forth in CZC 12.48, artificial landscaping within the South Main Street Area is regulated as follows. Artificial landscaping shall be prohibited within the following Subdistricts of the SMSC Overlay Zone: the North Gateway/Mixed-Use Subdistrict, the Traditional Main Street Subdistrict and the City Center Main Street Subdistrict. Artificial landscaping shall be permitted in accordance with the terms and conditions of the Chapter within the following Subdistricts of the South Main Street Corridor: the Civic/Cultural Subdistrict, the Residential Boulevard Subdistrict, and the Pages Lane Mixed Use Subdistrict, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet from any property line and artificial plants that are taller than three feet shall be set back a minimum distance from any property line equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed 5% of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(c) Frontage Road Area. For purposes of this Section, the Frontage Road Area is defined as any property that has frontage on the Frontage Road (800 West) within the City and that is not subject to the Parrish Lane Gateway Design Standards as set forth in CZC 12.63. The Frontage Road Area, exclusive of properties within the Parrish Lane Gateway Area, generally consists of commercial and light industrial uses. Given its proximity to the high intensity use, traffic and noise of the adjacent I-15, the Frontage Road Area is generally subject to less restrictive zoning and signage regulations. Based on these considerations, artificial landscaping shall be permitted in accordance with the terms and conditions of this Chapter within the Frontage Road Area, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look and texture of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated internally or with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of 10 feet from any property line. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed 25% of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(d) All Other Areas. Artificial landscaping shall be permitted in accordance with the terms and condition of this Chapter for property within the City which is not located within the Parrish Lane Gateway Area, the South Main Street Commercial Area, or the Frontage Road Area, as such areas are more particularly defined herein, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.

(4) Artificial plants and landscaping may only be used in the on site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet from any property line and artificial plants that are taller than three feet shall be set back a minimum distance from any property equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed 10% of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

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

12.51.090 Substitute Plant Materials

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the Planning Commission in accordance with procedures and requirements applicable to the original approval.

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

12.51.100 Installation, Irrigation, And Maintenance

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

(a) Installation. Landscaping shall be installed according to accepted nursery practices.

(b) Bond. When landscaping is required as part of a special amenity, public improvement, planned development, or for increased density, the developer shall provide the City with a cash bond or escrow agreement, in an amount equal to the estimated landscaping cost, to guarantee installation and maintenance of landscaping. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.

(c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:

(1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or

(2) An extension agreement has been executed as provided in Subsection (e).

(d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.

(1) For the purpose of this Subsection "warranty period" means a period of one year beginning when the City accepts the landscaping as complete.

(2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or televise such landscaping and shall notify the developer of any necessary repair, correction, or replacement.

(e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven months from the date of occupancy. Any associated bond shall be retained and required during the period of an extension.

(f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.

(g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat and orderly condition as follows:

(1) Landscaped areas shall be free of weeds and litter;

(2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;

(3) The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season;

(4) Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition; and

(5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2019-16 on 8/20/2019

12.51.110 Screening Requirements

The following features on a development site shall be screened as provided below.

(a) Trash Receptacles. Trash receptacles shall be screened from view by a wall or fence which:

(1) Is at least six feet in height;

(2) Provides complete visual screening of the receptacle; and

(3) Is compatible in material and color with the main building on the lot or parcel.

(b) Outdoor Storage Areas. Outdoor storage areas permitted by this Title shall be screened from view by an opaque fence or wall. Non-opaque fencing, such as powder or vinyl coated chain-link, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.

(c) Service and Loading Areas. Service and loading areas in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view.

(d) Ground-Mounted Utility Boxes, Meters and Mechanical Equipment. Ground mounted utility boxes, meters, and mechanical equipment in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view by landscaping or architectural elements compatible in material and color with the main building on the lot or parcel. This requirement shall not apply to:

(1) Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and

(2) Development in agricultural and R-L Zones.

(e) Roof-Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be concealed by material which is consistent with building design and is equal to or greater in height than the mechanical equipment.

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

12.68.050 Design Standards

(a) Commercial or Mixed Use Building Architecture. Buildings and structures are to enhance the Shorelands Commerce Park by blending into the overall appearance of the shoreland environment, similar in visual allure to what is contextually done in resort areas or lakeshore communities such as Park City, Utah; Lake Tahoe, Nevada/California; or Jackson Hole, Wyoming.

(1) The architectural building design shall consider the visual relationship to the Legacy Parkway, the local street accesses, and pedestrian pathways, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

(2) The materials selection and construction method of structures or buildings shall take into consideration the micro-climate of the shoreland environment. The materials and construction methods shall provide protection of or the ability to withstand high water tables, alkaline conditions, high winds, etc. Selected materials and construction methods may be subjected to the City's Building Official and/or Engineer for review and input.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, coordinate any use of multiple articulation approaches to effect a simple design. A 360-degree design shall be used, although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

(4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

(5) When facades face the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

(6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the bold gestures used in the architectural design of all buildings. Decorative concrete or block, tile, cement fiber board, and other similar appearing materials shall be the main materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics is prohibited. Use of these materials shall not exceed 20% of the building or structure's exterior.

(7) Colors and finishes shall complement the shoreland environment. The provided color palette set forth in CZC 12.68.300 shall be used as the resource for both primary and

accent shoreland environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) Industrial Building Architecture. Industrial buildings and structures must also blend into the overall appearance of the shoreland environment.

(1) The building design shall consider the visual relationship to the Legacy Parkway, the local street accesses, and pedestrian pathways, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

(2) The materials selection and construction method of structures or buildings shall take into consideration the micro-climate of the shoreland environment. The materials and construction methods shall provide protection of or the ability to withstand high water tables, alkaline conditions, high winds, etc. Selected materials and construction methods may be subjected to the City's Building Official and/or Engineer for review and input.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, coordinate any use of multiple articulation approaches to effect a simple design. A 360-degree design shall be used, although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

(4) Where multiple story or vaulted single story buildings (above 22 feet in height) are constructed, the building design shall incorporate single-story heights (of a height under 22 feet in height) for entryways, office space, and other such usable spaces to create a tiered effect to the building.

(5) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

(6) When facades face the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 40% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

(7) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the bold gestures used in the architectural design of all buildings. Decorative concrete or block, tile, cement fiber board, and other similar appearing materials shall be the main materials used in the building design. Metal may be used as a secondary building material in conjunction with one of the above-mentioned main materials. Glass is allowed as an accent material but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics is prohibited. Use of these accent materials shall not exceed 20% of the building or structure's exterior.

(8) Colors and finishes shall complement the shoreland environment. The provided color palette set forth in CZC 12.68.300 shall be used as the resource for both primary and accent shoreland environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(c) Grading and Drainage. The relatively flat, slow draining, shoreland environment of the area often produces wetland areas and presents a challenge for proper drainage if the land is to be developed. Every effort is to be made to work within the natural drainage patterns of the land and minimize grading that would disrupt the natural system and appearance of the area.

(1) Minimize the amount of grading of the land to avoid excess erosion, visual scarring, and other similar impacts.

(A) Blend structures and exterior spaces into the natural contours of the site

(B) Balance cut and fill on sites to the greatest degree possible

(C) Man-made contouring shall mimic natural contouring and shall not begin or end with severe or abrupt edges

(2) Minimize the use and heights of retaining walls and, where utilized, terrace and incorporate or blend them into the design of the building or parking areas and return to the natural grades in the wetland and landscaping areas.

(3) Utilize natural drainage ways and/or patterns. Direct storm water and other runoff into swales, retention areas, rain gardens (a shallow landscaped depression), and other systems to maximize infiltrations and improve water quality before such water meets up with other water resources.

(4) Grading and drainage plans shall also implement erosion control measures to ensure that construction activities do not compromise the overall natural drainage patterns and system of the area.

(d) Landscaping. Landscaping is to be used to enhance the natural shoreland environment and soften the transitions between the built and natural areas.

(1) All pervious surface areas shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 25% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in areas designated as landscaping.

(2) The landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans shall consider the context of the shoreland environment and its unique contribution to the character of the community.

(3) The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space areas. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.

(4) Developed area landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the shoreland environment. Large areas of annuals and/or bright colors shall be avoided.

(5) Trees and evergreens shall be used sparingly to ensure that the open, grassy character of the shoreland area is maintained. However, trees and evergreens are encouraged for areas needing shading, screening, and privacy.

(6) Natural areas shall primarily consist of or be enhanced with native or local climate shrubs, perennials, and ornamental grasses. Plants with potential to become invasive weeds in natural areas shall be prohibited.

(7) Non-linear transition areas between the developed and natural areas shall be created and intermingled with the various styles and plant species to soften the appearance of any transition line.

(8) The landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All utility lines shall be placed underground to minimize their impact on the shoreland environment. Easements above the underground utilities may be incorporated into the overall landscape plan as pedestrian pathways. Proper landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

(9) Landscaped areas shall be prepared with and slopes suitable with their natural surroundings to encourage healthy plant growth and proper drainage.

(10) Water elements, walls, landscape boulders, and other landscaping features shall be used in a natural looking manner to complement the appearance of the shoreland environment.

(e) Off-street Parking. Parking is a necessity for the varied uses and amenities in the Shorelands Commerce Park, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the shoreland environment.

(1) Parking areas shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking area segments shall not exceed two rows of double-loaded parking, without providing a landscaped median to separate the next set of parking rows.

(2) Parking areas shall be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening methods shall include undulating landscaped berms, low walls, and plantings.

(3) Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.

(4) Parking areas shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading areas, and other such amenities to soften and improve the visual appeal of impervious surfaces.

(5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified shoreland image. The ornamental entryway features for this area shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the City. Major access drives and curb cuts shall be minimized.

(6) Direct access to individual parking lots or pavement areas to the 1250 West Frontage Road or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections when deemed appropriate.

(7) Traffic circulation patterns should direct commercial/industrial traffic onto arterial and collector streets and not local residential streets. Multiple-family residential traffic should be directed onto collector or local streets.

(8) A shared parking analysis shall be provided to minimize single-use parking areas. Multiple-use or sharing of parking and parking areas is encouraged, provided that any needed parking requirement modifications comply with CZC 12.52.110. Parking shall not exceed 125% of the parking requirement.

(f) Fences and Walls. The use of fences and walls are to be minimized in the Shorelands Commerce Park area.

(1) Berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.

(2) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized. Under limited or intermittent circumstances, a short four foot solid fence or wall located atop a berm may be used for security or screening purposes.

(3) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings or the shoreland environment. Vinyl, chain link, and barbed wire fencing is not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.

(4) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.

(5) The use of sound walls is strictly prohibited and shall not be used to separate Shorelands Commerce Park development from the Legacy Parkway or the Legacy Preserve.

(g) Outdoor Lighting. The dark skies of the Shorelands Commerce Park are an important part of the character and natural intrinsic quality of the area. Lighting is to be minimized within the Shorelands Commerce Park area and may transition up in intensity as one enters into the others areas of the City.

(1) Lighting shall generally be used only where it is needed for safety and visibility. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. Excessive or over lighting is prohibited.

(2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up into the night sky and to minimize glare and light trespass beyond area where lighting is needed or onto adjacent properties.

(3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.

(4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.

(5) Lighting shall be arranged or directed so as to reflect the light away from adjacent properties and to prevent glare for street traffic. The intensity of light at adjoining

residential property shall not exceed 0.1 footcandles.

(6) A Lighting plan shall be submitted for review and shall include:

(A) The location and height of all light poles; and

(B) The predicted illumination levels, based on maintained illumination levels just prior to lamp replacement and luminaire cleaning, within, at, and beyond property lines.

(7) Designers of lighting plans shall consider shadow effects of trees, signs, buildings, screen walls or other fixed objects.

(h) Signing. Signing is to enhance the scenic qualities of the shoreland environment and shall compliment the signing style of the Legacy Parkway.

(1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.

(2) Wall sign placement shall comply with CZC 12.54.140. Only Low-Profile monument style signs shall be allowed and shall also comply with CZC 12.54.140.

(3) All business signs shall be prohibited within 150 feet of the Legacy Parkway and any major trail/pedestrian pathway system or 50 feet from any other major arterial road.

(4) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs are prohibited.

(5) Public, Highway, or local street signing shall be similar to the Utah Legacy Parkway Signage Program 2006, as amended. The program's design standards shall be used as a template for the design of all public, highway, or local street signs within the Shorelands Commerce Park District.

(6) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Shorelands Commerce Park District.

(i) Residential Building Architecture (SCP-Mixed Node). Residential style and design is to enhance the Shorelands Commerce Park by blending into the overall appearance of the shoreland environment and is to be unique and different in its design and layout as compared to standard elements and materials used in current home construction schemes.

(1) The building layout and architectural design shall consider the visual relationship to the Legacy Parkway, the local street accesses, pedestrian pathways and open spaces, or, where deemed applicable the Legacy Preserve, to create an attractive appearance when viewed from these areas. Loading docks, mechanical equipment, and outdoor storage areas shall be screened from view.

(2) The materials selection and construction method of housing units and/or accessory structures shall take into consideration the micro-climate of the shoreland environment. The materials and construction methods shall provide protection of or the ability to withstand high water tables, alkaline conditions, high winds, etc. Selected materials and construction methods may be subjected to the City's Building Official and/or Engineer for review and input.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically

breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, coordinate any use of multiple articulation approaches to effect a simple design. A 360-degree design shall be used, although secondary sides that are less visually prominent may receive up to a 35% reduction in the amount of articulation used in the building's approved design.

(4) When facades face the Legacy Parkway, a local street, or any pedestrian pathway, or, where deemed applicable the Legacy Preserve, the architectural design shall incorporate functional porches, entryways, window boxes, and other such features to accent the building. Additional elements such as balconies and other such overhangs shall also be incorporated in upper levels of multi-story buildings to frame and provide a human scale to such buildings.

(5) Window glazing on the front façade shall comprise at least 40% of the ground level and 20% of upper levels. Window glazing on all secondary facades of all residential buildings shall comprise at least 20% of the façade on the ground level and 10% on the upper levels. Garage doors shall not occupy more that 40% of the front elevation of all residential development.

(6) A minimum of 35% of the garages in each subdivision development shall be of non-dominant design. Such non-dominant designs may be, but not limited to, the use of side of home access, shared driveway side of home access, rear yard placement, rear yard/back lot access or other similar appropriate design.

(7) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the bold gestures used in the architectural design of all residential use buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential use sections of such buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are prohibited. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.

(8) Colors and finishes shall complement the shoreland environment. The provided color palette set forth in CZC 12.68.300 shall be used as the resource for both primary and accent shoreland environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(j) Residential Development, Yard and Layout Design (SCP-Mixed Node). Residential style yard and layout design is to enhance the appeal of higher density development and to create a pedestrian-friendly local street environment of such development. Due to this mixed-node's spatial separation from the primary residential areas of the city, the pattern of residential development needs to be unique and different in its design and layout as compared to standard layout and design used in current subdivision development schemes.

(1) Front yard spaces for residential development shall provide landscaping feature(s) that serve as the bold gestures used in its design and shall comprise a minimum of 25% of the overall landscaping of the front yard area.

(2) Landscaping feature area plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the shoreland environment and may also function as rain gardens (shallow landscaped depressions). Such feature areas shall be protected from weeds using mulch, such as wood chips, gravel, and rock. Use

of turf or lawn shall be minimized and used mainly for accent and for active play areas. A drought-tolerant turf shall be used.

(3) Driveways and approaches shall be accessorized through the use of textured or colored concrete patterns to add visual interest and to reduce glare.

(4) Outdoor living areas, such as but not limited to, porches, patios, courtyards, balconies, and other entertaining or activity areas shall be designed into the front yard (and/or front building elevation) spaces as extensions of the on-site hardscaping to create added local street life appeal. Such areas shall not exceed 25% of the required front yard landscaped area. These elements shall be allowed to extend into the front setback area. Placement and use of decorative streetscape lighting fixtures shall be incorporated into the street design.

(5) Where access or separation controls are needed or desired, an open style fence design shall be utilized, and shall be constructed of natural appearing materials, such as rock, wood, or other similar material, and shall not exceed four feet in height for all yard space areas. Solid privacy fencing is not allowed along streets and pedestrian pathways. Vinyl and chain link fencing are prohibited.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2022-21 on 10/4/2022

EMIRATES
SHIPPING LINE

EMIRATES
SHIPPING LINE

SALMON

CENTERVILLE

PLANNING COMMISSION

Staff Report
4/22/2026

Item No. 1.
Title: Community Development Director's Report
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE

PLANNING COMMISSION

Staff Report
4/22/2026

Item No. 1.
Title: Minutes Review and Approval - April 8, 2026
Initiated By: Jennifer Robison, City Recorder
Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes from April 8, 2026

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 04-08-26 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, April 8, 2026
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
Gary Woodward
Paul Mendenhall
Amanda Jorgensen
LaRae Patterson
Michael Adamson

MEMBERS ABSENT
Layne Jenkins

STAFF PRESENT
Mike Eggett, Community Development Director
Sydney DeWees, Planner
Lisa Romney, City Attorney
Mike Carlson, Public Works Director

VISITORS
Jada Geddes, Hounds Town
Alex Milne
Kyle Green

LEGISLATIVE THOUGHT/PRAYER Commissioner Woodward

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – CONDITIONAL USE PERMIT – HOUNDS TOWN – 1319 WEST 50 SOUTH – COMMERCIAL BUSINESS KENNEL USE – ALEX MILNE – ADMINISTRATIVE DECISION

Planner Sydney DeWees presented a conditional use permit request to establish Hounds Town, a dog daycare and boarding facility in the industrial high zone. Ms. DeWees explained the proposal meets zoning and buffering requirements, including separation from nearby residential areas and fencing, and determined the use satisfies all code criteria. The only notable concern was potential odors, which would be addressed through routine waste management.

The business owner, Jada Geddes described the business model as a structured, indoor-only dog daycare that groups dogs by size and temperament to ensure safety and reduce stress. She noted the facility would start small and grow over time, with space for approximately 35–40 boarding rooms. Commissioners discussed conditions of approval, including concerns about vague language and fencing standards, with the applicant confirming no outdoor play area would be pursued to minimize noise and avoid the need for additional fencing requirements.

Chair Kjar opened a public hearing for this item.

Kyle Green, Centerville resident, spoke in support for the project, describing it as a good use of space and long overdue. He also appreciated the Planning Commission's thorough review and viewed it as a better alternative to traditional boarding kennels.

Chair Kjar closed the public hearing.

The Commission discussed waste management and pest control, clarifying that "nightly removal" referred to collecting waste in containers rather than removing it from the site each day. To improve clarity and enforceability, Chair Kjar proposed revisions, and City Attorney Lisa Romney recommended updated language requiring daily cleanup of pet waste with removal from the site on a weekly or biweekly basis, ensuring all waste is bagged and stored in sealed, odor-controlled containers.

Chair Kjar **moved** to approve the Conditional Use Permit request from Alex Milne for a "Kennel" business use located at parcel 06-196-0201, hereby known as Hounds Town located at 1323 West 50 South, which shall be required to fulfill the following conditions of approval. Commissioner Jorgensen seconded the motion which passed unanimously (6-0).

Conditions of Approval:

1. This Conditional Use Permit approval shall not be transferred to another business operator unless approved by the City;
2. The business operator shall schedule and pass a fire inspection conducted by the South Davis Metro Fire Department;
3. The business operator shall obey all applicable local, state, and federal rules and regulations, especially concerning nuisances, Conditional Use Permits and Kennel regulation;
4. At least 10 parking stalls shall be provided;
5. A fence up to 6ft in height can be installed;
6. Activities shall be conducted entirely inside the building, apart from pet walks;
7. Pets shall always be under the supervision of at least one employee;
8. Pets shall never be left outside unattended, even in an enclosed area;
9. Any pet waste, garbage, or additional items created by way of conducting business, shall be cleaned up daily and removed from the site weekly or bi-weekly as necessary. Pet waste shall be bagged and contained in a sealed, odor controlled container while on site;
10. The business shall not create or allow conditions that attract pests;
11. Any deviation from these conditions will initiate the Conditional Use Permit revocation process per City Zoning Code 12.21.100(i);

Reasons for Action (Findings):

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)(3).
B. 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)(5).
C. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.

PUBLIC HEARING – ZONING TEXT AMENDMENTS – DEFERRAL OF PUBLIC IMPROVEMENTS – CMC 10.04.170 (DEFERRAL OF PUBLIC IMPROVEMENTS) – LEGISLATIVE DECISION – ORDINANCE NO. 2026-13

Ms. DeWees explained that while staff typically opposes sidewalk deferrals, they developed a compromise approach allowing them only within a defined area of older Centerville, with added safeguards. City Attorney Lisa Romney outlined the challenges of deferrals, noting long-term enforcement issues and costly complications seen in other cities, but acknowledged that limited use may be appropriate in certain cases. The applicant, Kyle Green, described his situation involving a small subdivision that would result in an isolated sidewalk segment, advocating for flexibility so property owners can present unique circumstances.

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

Staff recommended restricting deferrals to low-speed residential streets within a mapped core area and prohibiting them near schools, parks, or churches, while requiring formal deferral agreements rather than full waivers. Public Works Director Mike Carlson supported this balanced approach despite preferring sidewalks be installed during development. Commissioners discussed the trade-offs between safety and neighborhood character, with some concerned about inconsistent standards, while others supported the structured compromise. Chair Kjar voiced reservations about deferrals generally, believing they create long-term problems, but acknowledged the improved framework compared to existing code. Commissioner Patterson praised staff's thorough work and clear guidance.

Commissioner Jorgensen **moved** to deny the proposed Zoning Code Text Amendments to Centerville Zoning Code 10.04.170 Deferral of Public Improvements. The motion failed for lack of a second.

Commissioner Patterson **moved** to approve the proposed Zoning Code Text Amendments to Centerville Zoning Code 10.04.170 Deferral of Public Improvements based on the following reasons for action (findings), with the request the City Council approves all the proposed text amendments that staff has requested for the changes. Commissioner Mendenhall seconded the motion which passed (4-2) with Commissioner Jorgensen and Chair Kjar dissenting.

Findings:

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments do not create detrimental or negative impacts to established zoning areas within Centerville City.
3. The Planning Commission finds that the proposed text amendments are in the best interests of Centerville City.

PUBLIC HEARING – ZONING TEXT AMENDMENTS – SPLIT ZONING PROHIBITED CZC 12.30.040 (ZONES ESTABLISHED) AND CZC 12.30.045 (SPLIT ZONING) – ORDINANCE NO. 2026-12

Ms. Romney presented proposed code amendments to formally prohibit split zoning, where a single parcel has multiple zoning designations. She explained that although the practice has generally been avoided, the lack of clear code language created confusion, as split zoning complicates administration, creates uncertainty about applicable regulations, and poses challenges for property tax assessment.

The amendments would require property owners to resolve split zoning through rezoning or boundary adjustments when pursuing development. Staff identified only a small number of affected properties, many already being corrected, and included provisions allowing the zoning

administrator to handle minor boundary clarifications while maintaining city council authority over more significant zoning decisions.

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

Commissioner Jorgensen **moved** to approve the Zoning Code Text Amendment to CZC 12.30.040 Zoning Map amendments and enacting CZC 12.30.045 of the same prohibiting split zoning on any parcel or lot and setting forth guidelines on how to resolve existing lots or parcels with split zoning, based on the following reasons for action (findings). Commissioner Adamson seconded the motion which passed unanimously (6-0).

Findings:

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments do not create detrimental or negative impacts to established zoning areas within Centerville City.
3. The Planning Commission finds the proposed text amendments are in the best interest of the public health and safety to ensure predictable land use regulations, fair administration of the zoning ordinances, and equitable treatment of property owners within the City.
4. The Planning Commission finds that the proposed text amendments are in the best interests of Centerville City.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Mike Eggett reported on recent city council approvals, including amendments to the Shoreline Commerce Park zone, adoption of water-efficient landscaping standards, and elimination of professional services deposits, with the water-efficient landscaping standards set to take effect May 1, 2026. He also highlighted Senate Bill 284 (Substitute 6), a significant land use bill impacting planning commission operations and requiring detached ADUs on larger lots, encouraging commissioners to review it. Mr. Eggett added that leadership elections would be scheduled for a future meeting with full attendance and Ms. DeWees requested updated commissioner photos for the city website.

MINUTES REVIEW AND APPROVAL

Minutes of the March 11, 2026 Planning Commission meeting were reviewed. Commissioner Patterson **moved** to approve the minutes. Commissioner Jorgensen seconded the motion, which passed (6-0).

ADJOURNMENT

At 9:23 p.m., Commissioner Jorgensen **moved** to adjourn the meeting which passed unanimously (6-0).

_____ _____
Jennifer Robison, City Recorder Date Approved