# PLANNING COMMISSION AGENDA

**NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JULY 8, 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 Layne Jenkins**

**3. PLEDGE OF ALLEGIANCE**

**B. BUSINESS ITEMS**

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

1. Final Site Plan Amendment - Fineline Steel Fabrication - 975 West 50 South - Industrial Development - 975 Fifty LLC - Administrative Decision
   Consider Final Site Plan Amendment for Fineline Steel Fabrication, located at approximately 975 West 50 South, amending the site plan use, building footprint, and cross-access travel lane connection to the neighboring Steelworks site.
2. Discussion - First review of draft code concepts for Detached Accessory Dwelling Units (DADU) to be located in Chapter 12 of the Centerville Zoning Code.
   Discussion regarding draft code concepts and a summary of code ideas for Detached Accessory Dwelling Units (DADU), to be located in Chapter 12 of the Centerville City Code.
3. Discussion - First review of draft code concepts for Boundary Line Adjustments processing in replacement of Exchange of Title codes, as found in CMC 15.09.140.
   Discussion regarding draft code concepts and a summary of code ideas for Boundary Line Adjustments processing in replacement of existing Exchange of Title codes found in CMC 15.09.140.

**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 - June 10, 2026
   Consideration of Planning Commission meeting minutes from June 10, 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
**7/8/2026**

**Item No**. 1.
**Title:** Final Site Plan Amendment - Fineline Steel Fabrication - 975 West 50 South - Industrial Development - 975 Fifty LLC - Administrative Decision
**Initiated By:** Tyler Oliver, applicant
**Staff Representative:** Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

**SUBJECT:**

Consider Final Site Plan Amendment for Fineline Steel Fabrication, located at approximately 975 West 50 South, amending the site plan use, building footprint, and cross-access travel lane connection to the neighboring Steelworks site.

**RECOMMENDATION:**

Recommend approval of proposed Final Site Plan Amendment for Fineline Steel Fabrication.

**BACKGROUND:**

The applicant, Tyler Oliver, is requesting a site plan amendment approval for the previously approved Final Site Plan (by the Planning Commission) on June 8th, 2022; see Exhibit G for meeting minutes, Exhibit H for decision letter, and Exhibit F for the associated approved plan set. The Final Site Plan was approved by the City Engineer in July 2023; see Exhibit I. The subject property is located at 975 West 50 South, also identified as Parcel 06-008-0034.

Two years ago, in the Fall of 2024, the company owner, Blake Davis, requested a landscaping review to release the landscaping bond. Upon review of the site, the Planning Department noticed outdoor storage canisters (after further review, they were verified as gas cylinders, manifolds, 64' X 8' bottle rack concrete pad, and two fume extractors) along the north side of the developed building. The storage of these canisters was not part of the approved Final Site Plan. Therefore, Departmental staff asked for the Fineline Steel team to attend a Development Review Committee (DRC) meeting and discuss this further with City staff.

On June 16th, 2026, Tyler Oliver submitted a new plan set and during the June 22, 2026, DRC meeting there were still staff identified outstanding issues; see Exhibit M. On June 26th, 2026, Mr. Oliver submitted a new plan set addressing the matters. During the June 29th, 2026, DRC meeting, the Committee identified the parking count that needed to be addressed to meet requirements, and that the detention basin matters could be completed/resolved after the potential approval of the proposed Site Plan Amendment. The City Engineer noted that the development bond will be held until the City Engineer and Storm Drainage Supervisor approve an updated storm drainage plan with the appropriate calculations provided; see Exhibit N for Engineer's email regarding approval of the site.

On June 30th, 2026, Tyler Oliver submitted a new plan set with the onsite parking count requirement addressed,

deeming the Site Plan Amendment application now compliant with City Code and ready for Planning Commission consideration.

A potential approval consideration of the Final Site Plan Amendment submittal will need to include the following conditions of approval:

1. Submit detention basin plans that show calculations meeting the City Standards and Details for storm detention basins.

See attached summary for more complete information and background history for this request.

**ATTACHMENTS:**

1. Staff Report - PC - Site Plan Amendment -Fineline Steel [Final]
2. Exhibit A - Record #SP-A-25-0003
3. Exhibit B - 6-30-2026 Plan Set
4. Exhibit C - 06-30-2026 Site Plan Amendment Review
5. Exhibit D - 10.25.2024 Cert of Occup Fineline Steel Fabrication Building, 975 W 50 S
6. Exhibit E - 12.21.110
7. Exhibit F - 06-08-2022 HOGAN FAB SHOP SITE MASTER PLAN - PC APPROVED PLANS
8. Exhibit G - 06-08-2022 PC Minutes
9. Exhibit H - 06-08-2022 Planning Commission Decision - Hogan IVH_PD Final Site Plan
10. Exhibit I - 10.06.2023 Engineer Approved Plan Set
11. Exhibit J - 03-03-2025 DRC Checklist- AMENDED SITE PLAN
12. Exhibit K - 01-15-2026 PRJ-CSP-Adjacent Access-C1.2-ST2A
13. Exhibit K - 01-15-2026 Access Easement Agmt - SS and Fineline - 1.15.26 recorded
14. Exhibit L - Storm Drain Supervisor- Re_ Fine Line Steel Timeline [o]
15. Exhibit M - 06-29-2026 Site Plan Amendment Review
16. Exhibit N - City Eng- RE_ Fineline Steel Timeline Request [o]
17. Exhibit O - Ordinance No 2022-08
18. Exhibit P - 04-05-2022 CC meeting min
19. Exhibit Q - 04-05-2022 CC staff report PDO and Conceptual Site Plan

CENTERVILLE

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

STAFF REPORT
AGENDA ITEM: 1
Fineline Steel Fabrication– Site Plan Amendment Planned Development

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| | |
|---|---|
| **APPLICANT:** | Tyler Olive, Director<br>Fineline Steel Fabrication<br>975 West 50 South<br>Centerville, UT 84014<br>Phone number and Email on file |
| **PROPERTY OWNER:** | 975 FIFTY LLC<br>975 West 50 South<br>Centerville, UT 84014<br>Phone number and Email on file |
| **PROJECT ADRESS:** | 975 West 50 South |
| **PARCEL:** | 06-008-0034 |
| **PARCEL SIZE:** | 9.07 ACREAGE, 395,089 SQ. FT. |
| **ZONING:** | INDUSTRIAL VERY HIGH (I-VH) |
| **APPLICATION:** | SITE PLAN AMENDMENT |
| **RECOMMENDATION:** | APPROVAL OF THE SITE PLAN AMENDMENT |

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## BACKGROUND

The applicant, Tyler Oliver, is requesting a site plan amendment approval for the previously approved Final Site Plan (by the Planning Commission) on June 8th, 2022; see Exhibit G for meeting minutes, Exhibit H for decision letter, and Exhibit F for the associated approved plan set. The Final Site Plan was approved by the City Engineer in July 2023; see Exhibit I. The subject property is located at 975 West 50 South, also identified as Parcel 06-008-0034.

Two years ago, in the Fall of 2024, the company owner, Blake Davis, requested a landscaping review to release the landscaping bond. Upon review of the site, the Planning Department noticed outdoor storage canisters (after further review, they were verified as gas cylinders, manifolds, 64’ X 8’ bottle rack concrete pad, and two fume extractors) along the north side of the developed

building. The storage of these canisters was not part of the approved Final Site Plan. Therefore, Departmental staff asked for the Fineline Steel team to attend a Development Review Committee (DRC) meeting and discuss this further with City staff.

Prior to the DRC meeting, the Planning Department requested that City departments identify any items where the existing site conditions did not comply with the previously approved Final Site Plan. As part of this review, the Planning Department reviewed the previously approved plans and found that the original Conceptual Site Plan included an associated Planned Development Overlay (PDO) and was intended to be developed in two phases. Phase 2 of the approved development included a second building located west of the existing building, which is the area currently used (and proposed to continue in use on the amended site plan) as the steel laydown yard.

An additional item identified during the City's review was the detention basin. The City had ongoing concerns regarding the basin's functionality, as standing water was present and the basin was not draining as designed. During the meeting, staff requested that the applicant submit "as-built" developed plans for review and determined that there were substantial changes that needed to be reviewed following the Final Site Plan Amendment process. The purpose of this review is to document the existing site conditions, identify any deviations from the approved plans, and ensure the site is brought into compliance with applicable City standards. If any site improvements were determined not to meet City requirements, the applicant would be required to modify those improvements as part of the amendment process.

Fireline's team applied for a Final Site Plan Amendment and the application submittal was brought to the March 3rd, 2025, DRC meeting. During this meeting it was determined that the applicant did not meet basic site plan application requirements; see Exhibit J for this DRC checklist. Following this meeting, the Storm Drain Supervisor had the area video inspected and GPS shots taken in the area. The project had not progressed any further, until the Fineline Steel and Stokes Stevenson teams met to discuss a shared access easement agreement and leasing of a building on the Stokes Stevenson (The Steelworks) site. Following this meeting, City staff informed both groups that they would need to apply for a site plan amendment in order to consider approval of changes to both site plans. The Stokes Stevens site had minor alterations, of which, the code states that the Zoning Administrator can approve site plans per the criteria in CZC 12.21.110(k). The Stokes Stevens Site Plan Amendment met this Code criteria however, the Fineline Steel Site Plan Amendment did not meet criteria for administrative approval. See Exhibit K for the recorded access agreement between Stokes Stevenson and Fineline as dated January 15, 2026.

On April 27, 2026, Tyler Oliver informed the Planning Department that Kevin Campbell, Cameron Woodbury, and the Fineline team architect, Frank Murdock, have met on site and had been working on solutions to the storm drainage issue, as the City pipe appears to have a negative slope back into their site; see Exhibit L for Cameron's explanation of this meeting. On May 4, 2026, the Community Development Department confirmed with the drainage supervisor that this drainage solution work was being done but had not been completed by that time.

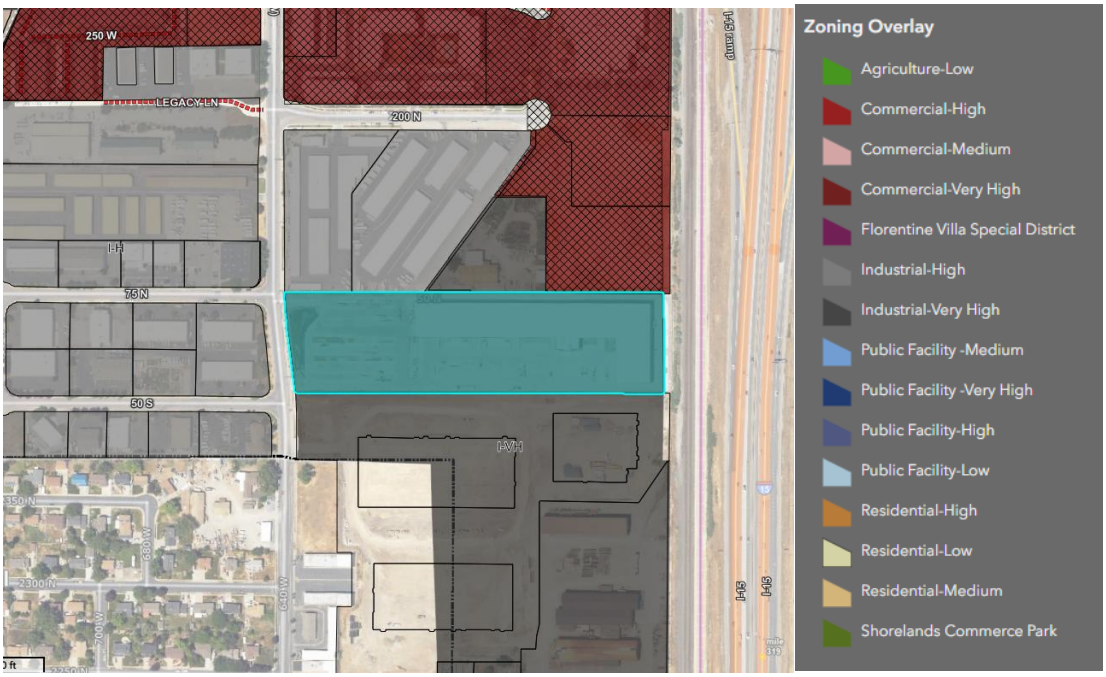
On June 16th, 2026, Tyler Oliver submitted a new plan set and during the June 22, 2026, DRC meeting there were still staff identified outstanding issues; see Exhibit M. On June 26th, 2026, Mr. Oliver submitted a new plan set addressing the matters. During the June 29th, 2026, DRC meeting,

the Committee identified the parking count that needed to be addressed to meet requirements, and that the detention basin matters could be completed/resolved after the potential approval of the proposed Site Plan Amendment. The City Engineer noted that the development bond will be held until the City Engineer and Storm Drainage Supervisor approve an updated storm drainage plan with the appropriate calculations provided; see Exhibit N for Engineer's email regarding approval of the site.

On June 30th, 2026, Tyler Oliver submitted a new plan set with the onsite parking count requirement addressed, deeming the Site Plan Amendment application now compliant with City Code and ready for Planning Commission consideration.

A potential approval consideration of the Final Site Plan Amendment submittal will need to include the following conditions of approval:

1. Submit detention basin plans that show calculations meeting the City Standards and Details for storm detention basins.




## CODE REQUIREMENTS & ANALYSIS

FINAL SITE PLAN COMPLIANCE REQUIREMENTS 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;*

Response: See Exhibit H for final site plan approval conditions. Conditions 2.(b), have not been met. Condition 7 states *"…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."*

*B. Any proposed change of use is consistent with uses permitted on the site;*

Response: The property is in the Industrial-Very High (I-VH) zone. The business "use" is considered Wholesale and Warehousing, General. This use is permitted in the I-VH zone.

*C. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;*

Response: The site was created to operate as "Fineline Steel Fabrication". The site is currently operating as Fineline Steel Fabrication. The site does not have a Conditional Use Permit to operate.

*D. The proposed use and site will conform to applicable requirements of the Centerville Municipal Code;*

Response: The use of Wholesale and Warehousing, General is permitted. Per City Zoning Code, the site meets the city requirements once the detention basin is resolved with the City Engineer and Storm Drain Supervisor approval.

*E. The proposed alteration or expansion meets the approval standards of Subsection (f);*

Response: Subsection (f) is the Site Plan Amendment Standards for approval.

*(f)Standards for Approval. The following standards shall apply to the approval of a site plan.*

*1. A final site plan shall conform to its associated conceptual site plan.*

Response: The proposed Final Site Plan Amendment continues to meet the intent of the approved Conceptual Site Plan. While the proposed Final Site Plan Amendment differs from the original phased development plan, including changes related to the second building and site phasing, the primary use of the property and the Phase 1 development identified in the Conceptual Site Plan have remained consistent. The property was also previously approved with a Planned Development Overlay (PDO), which allows a specific deviation from CZC 12.35.080 (Exterior Building Standards). The purpose of the approved PDO was limited to allowing flexibility in the exterior building design standards. The proposed Final Site Plan does not modify or alter the approved exterior building standards established through the PDO approval. Therefore, the PDO remains consistent with the approved Conceptual Site Plan and does not require amendment as part of this site plan modification. The current Final Site Plan Amendment is intended to address outstanding site conditions, bring the property into compliance with applicable City standards, and establish a clear path forward while maintaining consistency with the approved development intent. See Exhibit O for the approved PDO Ordinance, Exhibit P for City Council meeting minutes, Exhibit Q for the staff report, and Exhibit R for the approved Conceptual Site Plan.

2. *The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:*
    1. *The planned development of the entire site; and*
    2. *The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.*

Response: The site was previously approved with a phased development plan. However, the approved phasing was not fully completed as originally approved. The applicant is now working with the City to bring the site into compliance with current Code requirements and amend the site plan to address existing conflicts while also allowing the property to continue supporting the operational needs of the business. The proposed Site Plan Amendment provides an opportunity to formalize the current site conditions, identify required improvements, and establish a compliant development plan moving forward that better aligns with the intent of the original approval and the City's development standards.

3. *A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.*

Response: As noted before, the site plan meets the requirements for industrial zones per CZC 12.35.

F. *The architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site;*

Response: No changes to the approved architectural design are proposed as part of this amendment. The proposed amendments are limited to the parking configuration, landscaping, and laydown yard improvements, which have been reviewed to ensure compliance with applicable City standards. The approved Conceptual Site Plan approved additional parking and landscaping improvements in Phase 2 with the construction of the additional building. As part of this proposed Final Site Plan Amendment, the required parking improvements have been updated and incorporated to address the full parking requirements for the site. The landscaping requirements for Phase 2 required more intensive landscaping around the building than required for a laydown yard. The applicant has submitted landscaping plans that exceed the requirements in the City Code to accommodate a laydown yard feature and additional parking. The laydown yard was not included in the previously approved Final Site Plan, but the City Engineer has reviewed the proposed addition and confirmed that the laydown yard will not negatively impact the site's ability to manage stormwater runoff. The existing detention basin was designed to accommodate a greater level of impervious surface associated with the anticipated development of the site, including the 60,000 SQFT manufacturing facility. The proposed amendments maintain compatibility with the existing facility by preserving the approved architectural design while updating site improvements to better reflect the current operational needs of the property and ensure compliance with City standards.

G. *The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure.*

Response: Per CZC 12.52.300, the parking requirement for this type of use is, "1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater." The Fineline Steel business license indicates 80 employees working at the facility. The proposed Amended Site Plan indicates the building is 106,060 SQFT, so there needs to be at least 106

parking stalls available on site to meet City Code requirements for parking. This is shown on the proposed Site Plan Amendment. The certificate of occupancy for the building far exceeds 80 employees and can accommodate up to 250 people at a time.

*(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.*
Response: The application will be reviewed as though this is the Final Site Plan per CZC 12.21.110.

*(e) Final Site Plan Approval. An application for final site plan approval shall be considered and processed as provided in this Subsection.*

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.*

Response: The applicant has applied and paid fees via GovWell on December 15th, 2025.

*(e)(2) Final site plan application shall include at least the following information. (A)-(I)*
Response: The site plan includes information (A)-(I); see Exhibit C for the compliance checklist dated June 30, 2026, and the associated proposed Final Site Plan Amendment, Exhibit B.

*(f)(1) Standards for Approval. The following standards shall apply to the approval of a site plan: A final site plan shall conform to its associated conceptual site plan.*

Response: As noted before, the proposed Final Site Plan Amendment continues to meet the intent of the approved Conceptual Site Plan and the associated PDO is not impacted.

In reviewing the standards required, staff believes that this proposed Final Site Plan Amendment meets the intent and requirements for a recommendation for approval. After reviewing the Conceptual Site Plan/ PDO, approved in April of 2022, and the Final Site Plan, approved in June of 2022, staff are supportive of the Fineline Steel Fabrication Site Plan Amendment submittal, as presented, with the noted conditions represented below.

From staff's perspective, the Final Site Plan Amendment submittal meets the City Code requirements, aside from what has otherwise been formally approved and granted as a variation from City standards via the PDO process, and the request of the Storm Drainage Supervisor to have a ongoing review of the detention basin and to get a set of plans with updated calculations submitted (which is also intended to meet City Code standards and requirements upon resolution of storm drainage concerns previously discussed).

**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 Final Site Plan Amendment 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 proposed Fineline Steel Fabrication Final Site Plan Amendment for the property located at 975 West 50 South, also known as parcel 06-008-0034, contingent on the following conditions for approval:*

1. *The applicant will be required to resolve outstanding City Engineer and staff comments as indicated on the attached checklist documents and reports. The required Final Site Plan Amendment corrections shall be reviewed by City staff for compliance with this approval;*
2. *Prior to bond release, there will need to be a final approval from the Storm Drain Supervisor and the City Engineer that indicates the site is in full compliance with City Code and the updated plans follow the City Standards and Details, specifically for the detention pond and any storm drainage improvements needed for the associated Fineline Steel property; and*
3. *The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules; this includes any bonding/escrow funding expenses that may be required by the City."*

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

*Due to the following findings for action (Per CZC 12.21.110(k)(1)(A-G):*

1. *The proposed Final Site Plan Amendment has been presented to the Planning Commission, as directed by the Final Site Plan approval conditions, and the proposed Final Site Plan Amendment meets all the conditions of approval for granting of a Final Site Plan Amendment proposal;*
2. *The proposed Final Site Plan Amendment change of use, such as the laydown yard, is consistent with uses permitted on the site;*
3. *The proposed Final Site Plan Amendment existing uses were permitted when the site plan was approved;*
4. *The proposed Final Site Plan Amendment complies with the expected development standards described in CZC 12.21.110, CZC 12.35, CZC 12.41, CZC 12.51, CZC 12.52, and CZC 12.55 (where applicable), and other applicable City Codes for this project;*
5. *The proposed Final Site Plan Amendment alterations meet the approval standards of Subsection (f);*
6. *The proposed Final Site Plan Amendment architecture, landscaping, site design and parking layout are compatible with facilities existing on the site; and*

7. *The proposed Final Site Plan Amendment can accommodate the proposed change in the number of employees on the site and/or the proposed change in impact on surrounding infrastructure.*

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

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

*"I hereby make a motion for the Planning Commission to APPROVE the proposed Fineline Steel Fabrication Final Site Plan Amendment for the property located at 975 West 50 South, also known as parcel 06-008-0034, with the language amendment to the request (as provided by the Planning Commission), contingent on the following conditions for approval and subsequent findings:*

*(Refer to conditions and findings noted above in #1 for the motion to approve)"*

#3 – TABLE

*"I hereby make a motion for the Planning Commission to TABLE the request for Fineline Steel Fabrication Final Site Plan Amendment for the property located at 975 West 50 South, also known as parcel 06-008-0034, until such time as _____."*

#3 – DENY

*I hereby make a motion for the Planning Commission to DENY Fineline Steel Fabrication Final Site Plan Amendment for the property located at 975 West 50 South, also known as parcel 06-008-0034, with the following findings for action:*

1. *The proposed Final Site Plan Amendment has been presented to the Planning Commission as directed by the Final Site Plan approval conditions, but does NOT meet all the conditions of approval for granting of a Final Site Plan Amendment proposal;*
2. *The proposed Final Site Plan Amendment change of use, such as the laydown yard, is NOT consistent with uses permitted on the site;*
3. *The proposed Final Site Plan Amendment existing uses were NOT permitted when the site plan was approved;*
4. *The proposed Final Site Plan Amendment does NOT comply with the expected development standards described in CZC 12.21.110, CZC 12.35, CZC 12.41, CZC 12.51, CZC 12.52, and CZC 12.55 (where applicable), and other applicable City Codes for this project;*
5. *The proposed Final Site Plan Amendment alterations do NOT meet the approval standards of Subsection (f);*
6. *The proposed Final Site Plan Amendment architecture, landscaping, site design and parking layout are NOT compatible with facilities existing on the site; and*
7. *The proposed Final Site Plan Amendment can NOT accommodate the proposed change in the number of employees on the site and/or the proposed change in impact on surrounding infrastructure.*

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

City of Centerville
801-295-3477

250 N Main Street
Centerville, UT 84014

# Record Report for Site Plan – Amendment #SP-A-25-0003

## Record Overview

**Record Number:** SP-A-25-0003

**Record Type:** Site Plan – Amendment

**Record Status:** In Progress

**Record Submitted At:** Monday December 8, 2025

**Record Address:** 975 W 50 NORTH

**Record Owner:** Sydney Dewees

**Record Applicant User:** Tyler Oliver

**Record Applicant Company:** Fineline Steel Fabrication

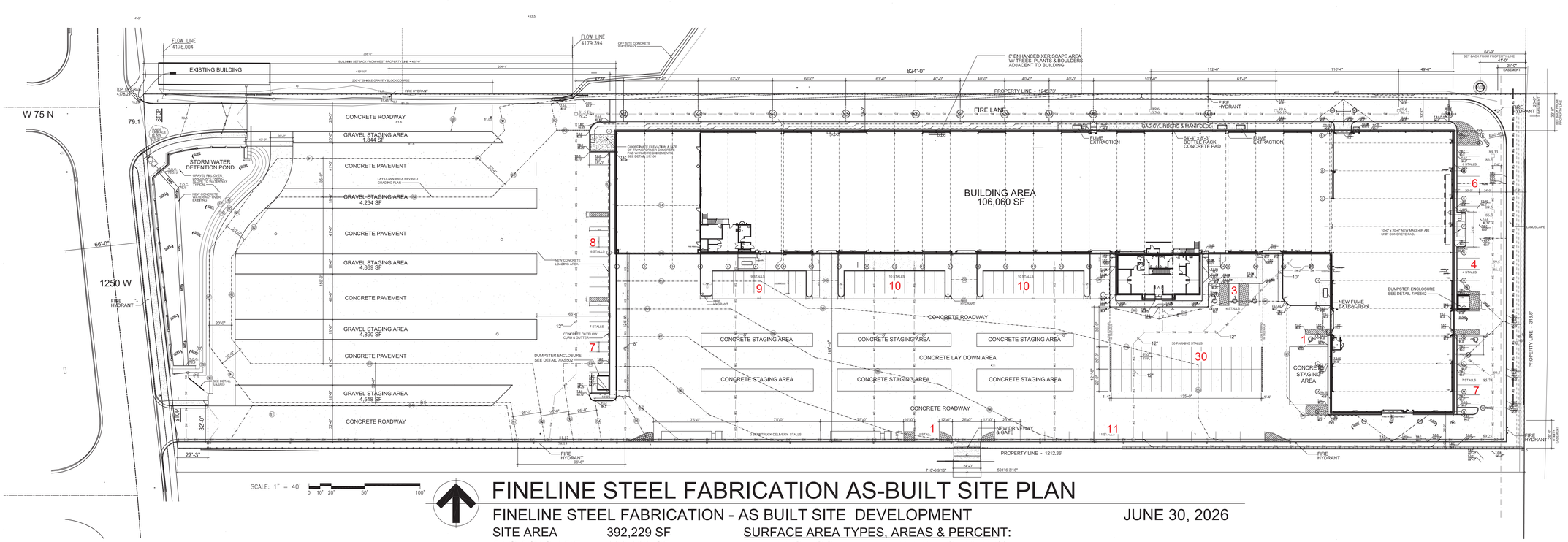
## Generated Documents

No documents generated




| WEST TO EAST PARKING COUNT |
|---|
| 8 |
| 7 |
| 9 |
| 10 |
| 10 |
| 1 |
| 11 |
| 30 |
| 3* |
| 1 |
| 6 |
| 4 |
| 7 |
| 107 STALLS |

FINELINE STEEL FABRICATION AS BUILT BUILDING PHOTO




SCALE: 1" = 40'

# FINELINE STEEL FABRICATION AS-BUILT SITE PLAN

FINELINE STEEL FABRICATION - AS BUILT SITE DEVELOPMENT — JUNE 30, 2026

| | | | |
|---|---|---|---|
| SITE AREA | 392,229 SF | SURFACE AREA TYPES, AREAS & PERCENT: | |
| BUILDING AREA | 106,060 SF | BUILDING ROOF | 101,962 SF 26.00% |
| PARKING | 107 STALLS 1/991 | PAVEMENT | 219,956 SF 56.28% |
| ACCESSIBLE | 5 STALLS | GRAVEL STAGING | 20,275 SF 5.17% |
| GENERAL | 102 STALLS | XERISCAPE AREA | 49,210 SF 12.55% |

AS-BUILT

FINELINE STEEL FABRICATION SHOP
1250 WEST 75 NORTH
CENTERVILLE, UTAH

FINELINE AS BUILT SITE PLAN & EXTERIOR PHOTO

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

STATE OF UTAH — FRANK N. MURDOCK — 124498 — REGISTERED ARCHITECT — 5/14/26

REVISION # DATE:
AS BUILT 6/30/26

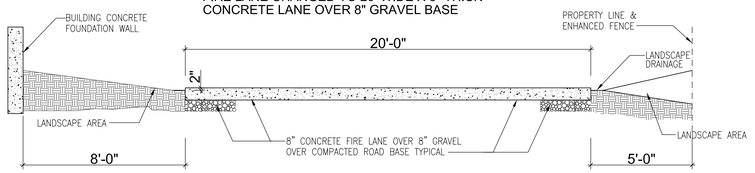
DFCM PROJECT NO.:

CONST DOC
FILE NAME:FINELINE SITE
PLOT SCALE:1" = 40'
DRAWN BY: STAFF
CHECKED BY:FNM
DATE: 10/20/25

AS 100

THE FIRE LANE HAS BEEN SHIFTED 3'-0" NORTH TO ALLOW
FOR INCREASED LANDSCAPING ADJACENT TO THE BUILDING

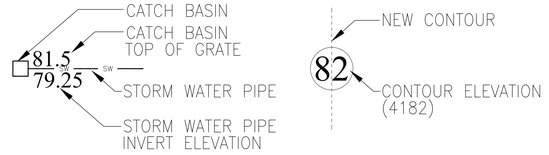
FIRE LANE CHANGED TO 20' WIDE X 8" THICK
CONCRETE LANE OVER 8" GRAVEL BASE




# DETAIL 21/AS501 REVISED FIRE LANE

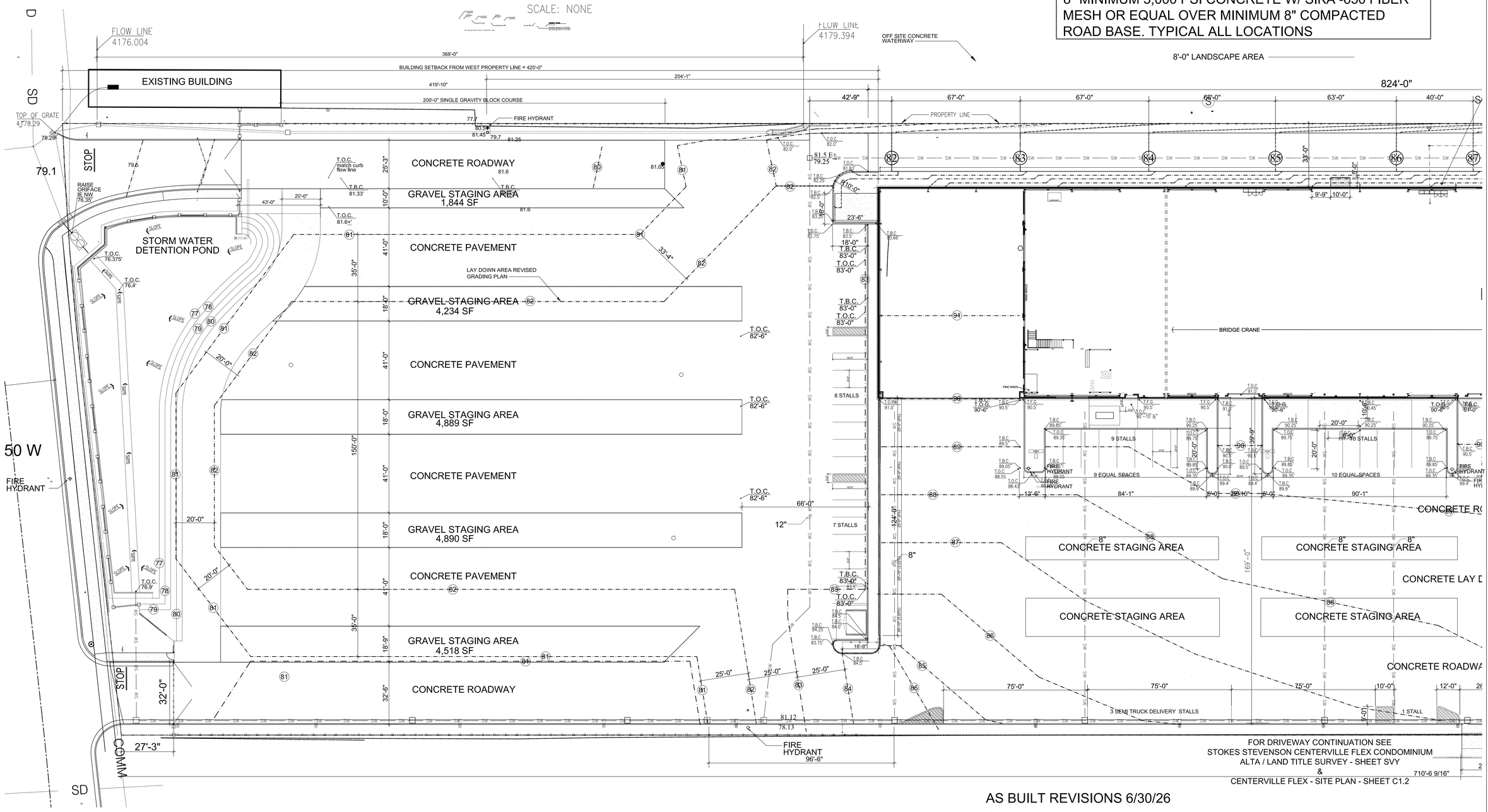
SCALE: NONE

## REFERENCE SYMBOLS KEY




## CONCRETE PAVEMENT SECTION

CONCRETE LAY DOWN AREAS AND ROADWAYS TO BE 8" MINIMUM 5,000 PSI CONCRETE W/ SIKA -650 FIBER MESH OR EQUAL OVER MINIMUM 8" COMPACTED ROAD BASE. TYPICAL ALL LOCATIONS




## AS BUILT REVISIONS 6/30/26

1a. PARKING AREAS HAVE BEEN REDEFINED. 107 STRIPED PARKING STALLS HAVE BEEN IDENTIFIED

1b. STAGING AREAS AND ROADWAYS HAVE BEEN IDENTIFIED

1c. THE STORM WATER DETENTION POND HAS BEEN REVISED TO ALIGN WITH THE REVISED ELEVATIONS OF THE FLOW LINES OF THE CITY STORM WATER SYSTEM

# WEST SITE GRADING & UTILITY UPDATES

SCALE: 1" = 20'

0 10' 20' 50' 100'

AS-BUILT
JUNE 30, 2026

HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN
1250 WEST 75 NORTH
CENTERVILLE, UTAH

WEST SITE GRADING & UTILITY UPDATES


FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

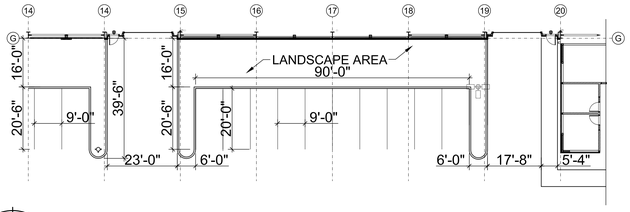

STATE OF UTAH
FRANK N. MURDOCK
124498
REGISTERED
LICENSED ARCHITECT
10/5/23

| REVISION # | DATE: |
|---|---|
| | 5/22/23 |
| | 10/6/23 |

CONST DOC
FILE NAME: HSFS-AS101W
PLOT SCALE: 1"= 20'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/22/23

AS 101W

THE LANDSCAPE AREA HAS BEEN INCREASED
TO 16'-0" DEEP BETWEEN GRIDS 15 & 19



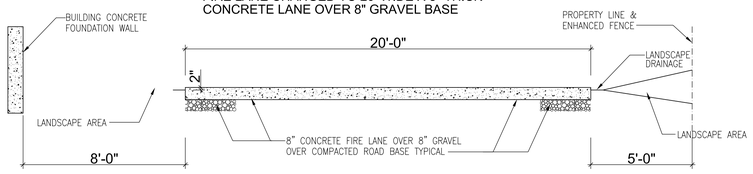

# GRID 15 TO 19 PARKING ISLAND

SCALE: 1" = 40'

0 10' 20' 50' 100'

THE FIRE LANE HAS BEEN SHIFTED 3'-0" NORTH TO ALLOW
FOR INCREASED LANDSCAPING ADJACENT TO THE BUILDING

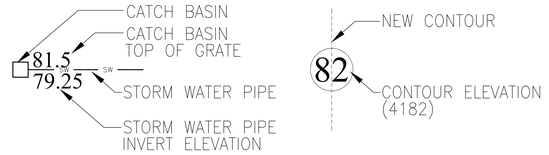
FIRE LANE CHANGED TO 20' WIDE X 8" THICK
CONCRETE LANE OVER 8" GRAVEL BASE




# DETAIL 21/AS501 REVISED FIRE LANE

SCALE: NONE

## REFERENCE SYMBOLS KEY




## CONCRETE PAVEMENT SECTION

CONCRETE LAY DOWN AREAS AND ROADWAYS TO BE 8" MINIMUM 5,000 PSI CONCRETE W/ SIKA -650 FIBER MESH OR EQUAL OVER MINIMUM 8" COMPACTED ROAD BASE. TYPICAL ALL LOCATIONS

8' ENHANCED XERISCAPE AREA
W/ TREES, PLANTS & BOULDERS
ADJACENT TO BUILDING

824'-0"

SS
OHP

PROPERTY LINE - 1245.73'

PROPERTY LINE

FIRE LANE

FIRE HYDRANT

GAS CYLINDERS & MANIFOLDS

FUME EXTRACTION

64'-4" x 8'-3" BOTTLE RACK CONCRETE PAD

FUME EXTRACTION

BUILDING AREA
106,060 SF

64'-9"
SET BACK FROM PROPERTY LINE
41'-0"
25'-0"
EASEMENT

FIRE HYDRANT

20'-0" EASEMENT

33'-0" SET BACK FROM PROPERTY LINE

R40'-0"

6 STALLS

THE LOCATION OF THE CURBS, WATER LINE AND STORM DRAIN LINE AND CATCH BASINS HAVE BEEN MODIFIED TO AVOID CONFLICT WITH THE 36" STORM WATER LINE

10'-0" x 20'-0" NEW MAKE-UP AIR UNIT CONCRETE PAD.

4 STALLS

PAVEMENT AND TOP OF CURB GRADES HAVE BEEN MODIFIED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT TRASH ENCLOSURE
SEE DETAIL 7/AS502

7 STALLS

LANDSCAPE

PROPERTY LINE - 318.8'

6" CONCRETE PAD
OVER 4" GRAVEL

10 EQUAL SPACES

FIRE HYDRANT

FLAG POLE

XERISCAPE

3 STALLS

NEW FUME EXTRACTION

CONCRETE ROADWAY

CONCRETE STAGING AREA

CONCRETE LAY DOWN AREA

30 PARKING STALLS

CONCRETE STAGING AREA

169'-0"

36'-0"

121'-8"

135'-0"

CONCRETE ROADWAY

75'-0"

75'-0"

10'-0"

12'-0"

26'-0"

12'-0"

23'-8"

NEW DRIVEWAY & GATE

1 STALL

11 STALLS

PROPERTY LINE - 1212.36'

FIRE HYDRANT

ADDITIONAL GRAVITY BLOCKS @ FENCE LINE IS BEING COORDINATED W/ ADJACENT PROPERTY.

710'-6 9/16"

501'-6 3/16"

FOR DRIVEWAY CONTINUATION SEE
STOKES STEVENSON CENTERVILLE FLEX CONDOMINIUM
ALTA / LAND TITLE SURVEY - SHEET SVY
&
CENTERVILLE FLEX - SITE PLAN - SHEET C1.2

# EAST SITE PLAN

SCALE: 1" = 20'

0 10' 20' 50' 100'

## AS BUILT REVISIONS 6/30/26

ONE ADDITIONAL ACCESSIBLE PARKING STALL ADDED TO PROVIDE 5 TOTAL

PARKING AREAS HAVE BEEN REDEFINED. 107 STRIPED PARKING STALLS HAVE BEEN IDENTIFIED

STAGING AREAS AND ROADWAYS HAVE BEEN IDENTIFIED

THE STORM WATER DETENTION POND HAS BEEN REVISED TO ALIGN WITH THE REVISED ELEVATIONS OF THE FLOW LINES OF THE CITY STORM WATER SYSTEM

**AS-BUILT**
**JUNE 30, 2026**

# HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN

1250 WEST 75 NORTH
CENTERVILLE, UTAH

EAST SITE GRADING & UTILITY UPDATES

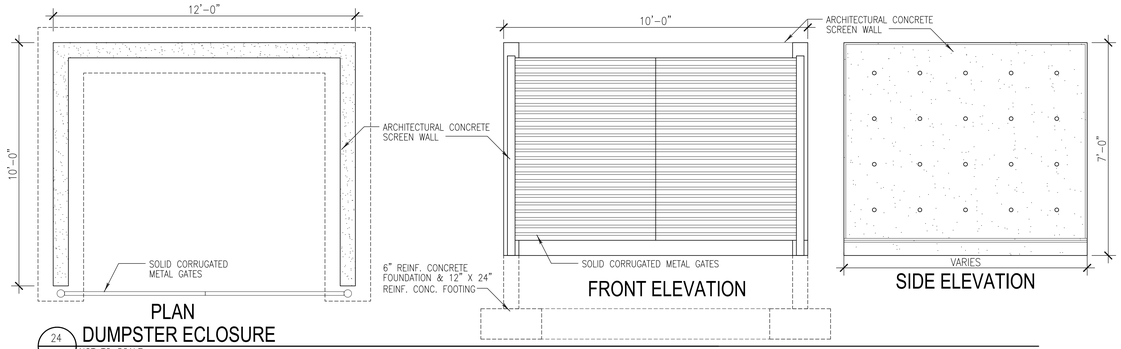

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441


STATE OF UTAH
FRANK N. MURDOCK
124498
REGISTERED
06/30/26
LICENSED ARCHITECT

| REVISION # | DATE: |
|---|---|
| | 5/21/23 |
| | 7/12/23 |
| | 10/6/23 |

CONST DOC
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PLOT SCALE: 1"= 20'
DRAWN BY: STAFF
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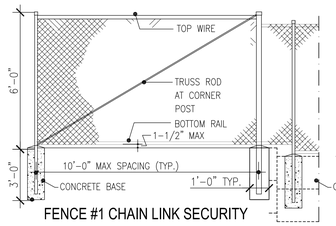
AS
101E




24 AS501 DUMPSTER ECLOSURE
NOT TO SCALE




22 AS501 EXTERIOR BUILDING NUMBERS
NOT TO SCALE




FENCE #1 CHAIN LINK SECURITY

SEE SHEET AS502

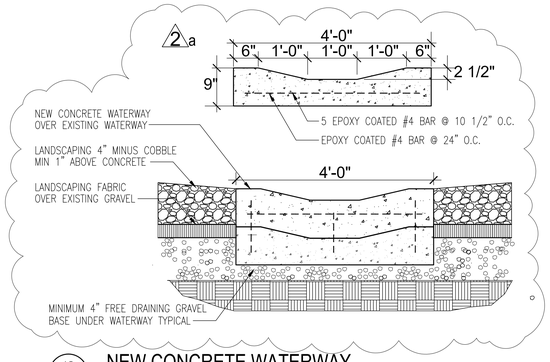
FENCE #2 ENHANCED SECURITY FENCE



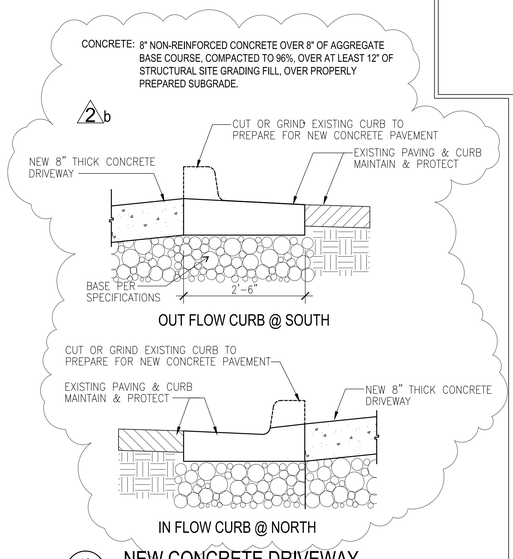
FENCE #3 MINIMUM PRIVACY FENCE SAME AS #1 WITH SLATS. CONCRETE & MASONRY WILL ALSO BE CONSIDERED

SEE SHEET AS502

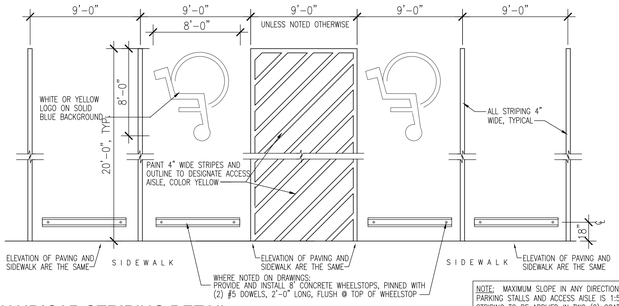
16 AS501 FENCE DETAILS
NOT TO SCALE




18 AS501 NEW CONCRETE WATERWAY
SCALE: 3/4" = 1'-0"

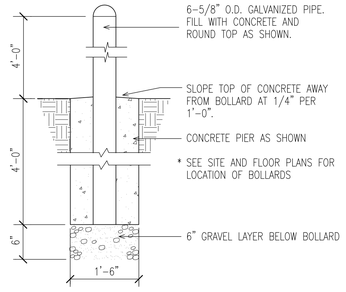



19 AS501 NEW CONCRETE DRIVEWAY
SCALE: NONE

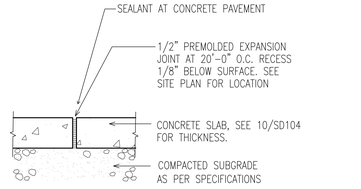



NOTE: MAXIMUM SLOPE IN ANY DIRECTION AT HANDICAP PARKING STALLS AND ACCESS AISLE IS 1:50 (2%). ALL STRIPING TO BE APPLIED IN TWO (2) COATS. REFER TO SITE PLAN FOR HANDICAP PARKING STALL LOCATIONS.

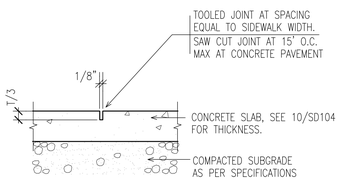
15 AS501 HANDICAP STRIPING DETAIL
NOT TO SCALE



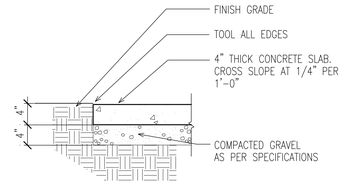

14 AS501 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



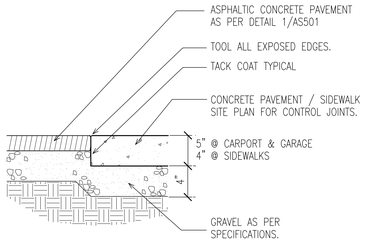

13 AS501 EXPANSION JOINT DETAIL (EJ)
SCALE: 1-1/2" = 1'-0"



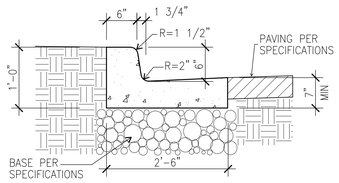

12 AS501 CONTROL JOINT DETAIL (CJ)
SCALE: 1-1/2" = 1'-0"



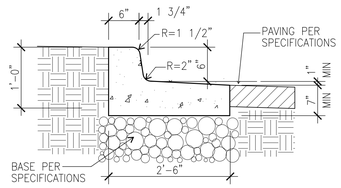

11 AS501 CONCRETE SIDEWALK DETAIL
SCALE: 1" = 1'-0"



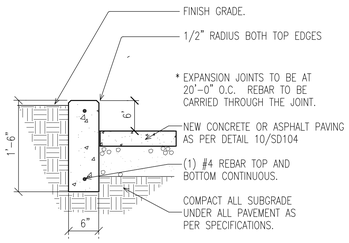

5 AS501 CONCRETE/ASPHALT EDGE
SCALE: NOT TO SCALE



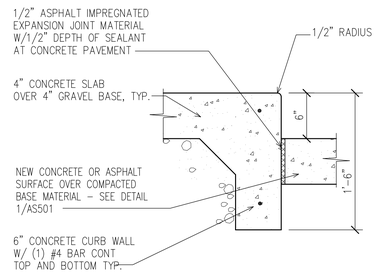

6 AS501 INFLOW CURB AND GUTTER DETAIL
NOT TO SCALE



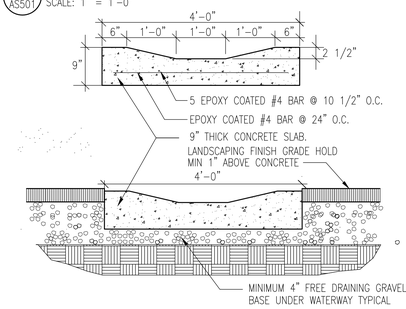

7 AS501 OUT FLOW CURB AND GUTTER DETAIL
SCALE: 1" = 1'-0"



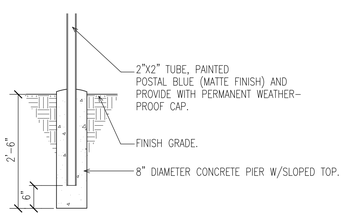

8 AS501 CONCRETE CURB DETAIL
SCALE: NONE



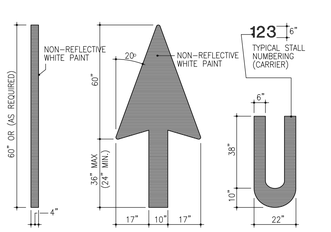

9 AS501 ROLL DOWN CURB DETAIL
SCALE: 1-1/2" = 1'-0"



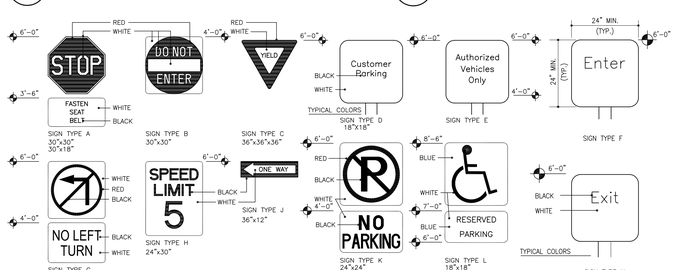

10 AS501 WATERWAY AT STORM WATER BASIN
SCALE: NOT TO SCALE




4 AS501 EXTERIOR SIGNAGE SUPPORT
SCALE: 3/4" = 1'-0"




3 AS501 PAVEMENT MARKINGS
SCALE: NONE

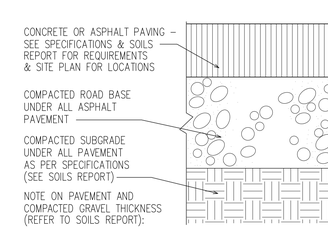



NOTES:
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 2'-0". USE A SQUARE 2"x2" TUBE OF 1/8" ALUM. FOR SIGN POSTS. FABRICATE SIGN PANELS OF 1/8" ALUMINUM. PROVIDE WITH PERMANENT WEATHERPROOF ALUMINUM CAP. PROVIDE DOUBLE POSTS AT ALL BACK-TO-BACK SIGNS.
2. SEE SIGN SCHEDULE FOR QUANTITIES. LOCATE AS DIRECTED BY OWNER AND ARCHITECT.

EXTERIOR TRAFFIC SIGN SCHEDULE

| SIGN TYPE | QUANTITY | SIGN TYPE | QUANTITY | SIGN TYPE | QUANTITY | SIGN TYPE | |
|---|---|---|---|---|---|---|---|
| SIGN TYPE A | 4 | SIGN TYPE E | 2 | SIGN TYPE I | 0 | SIGN TYPE M | 0 |
| SIGN TYPE B | 0 | SIGN TYPE F | 0 | SIGN TYPE J | 0 | SIGN TYPE N | 0 |
| SIGN TYPE C | 0 | SIGN TYPE G | 1 | SIGN TYPE K | 0 | SIGN TYPE O | 0 |
| SIGN TYPE D | 1 | SIGN TYPE H | 4 | SIGN TYPE L | 5 | SIGN TYPE P | 0 |

2 AS501 EXTERIOR SIGNS - TRAFFIC
SCALE: NONE




1 AS501 PARKING LOT PAVING SECTION
SCALE: NOT TO SCALE

ON–SITE PASSENGER VEHICLE PARKING AREAS:
ASPHALT: 3" ASPHALT CONCRETE OVER 8" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER PROPERLY PREPARED SUBGRADE.
CONCRETE: 5" NON–REINFORCED CONCRETE OVER 4" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER AT LEAST 12" OF STRUCTURAL SITE GRADING FILL, OVER PROPERLY PREPARED SUBGRADE.

PRIMARY ROADWAY AREAS
ALL AREAS EXCEPT PASSENGER VEHICLE PARKING LOTS:
ASPHALT: 3.5" ASPHALT CONCRETE OVER 8" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER AT LEAST 12" OF STRUCTURAL SITE GRADING FILL, OVER PROPERLY PREPARED SUBGRADE.
CONCRETE: 8" NON-REINFORCED CONCRETE OVER 8" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER AT LEAST 12" OF STRUCTURAL SITE GRADING FILL, OVER PROPERLY PREPARED SUBGRADE.

2a NEW CONCRETE WATERWAY DETAIL
2b NEW CONCRETE DRIVEWAY DETAILS

AS-BUILT

# FINELINE STEEL FABRICATION SHOP

1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

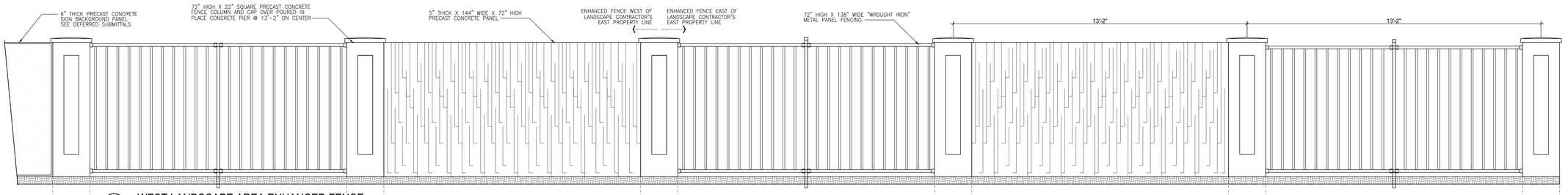
STATE OF UTAH
FRANK N. MURDOCK
124498
REGISTERED ARCHITECT
6/09/26

| REVISION # | DATE: |
|---|---|
| 1 | 5/21/23 |
| 2 | 6/09/26 |

AS–BUILT
FILE NAME: HSFS–AS501
PLOT SCALE: 1:1
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 9/26/22

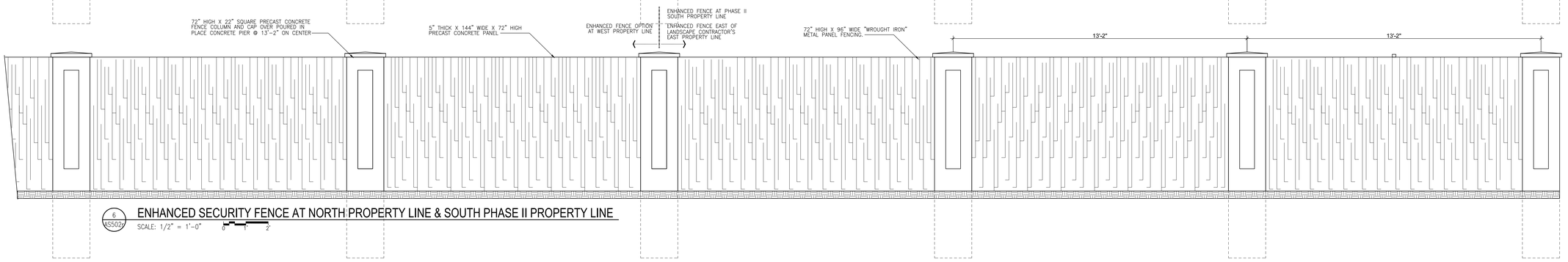
SITE DETAILS

AS 501



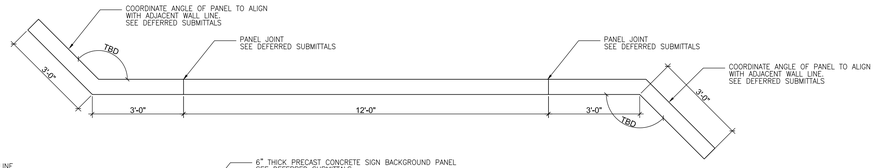

6 / AS502r — WEST LANDSCAPE AREA ENHANCED FENCE

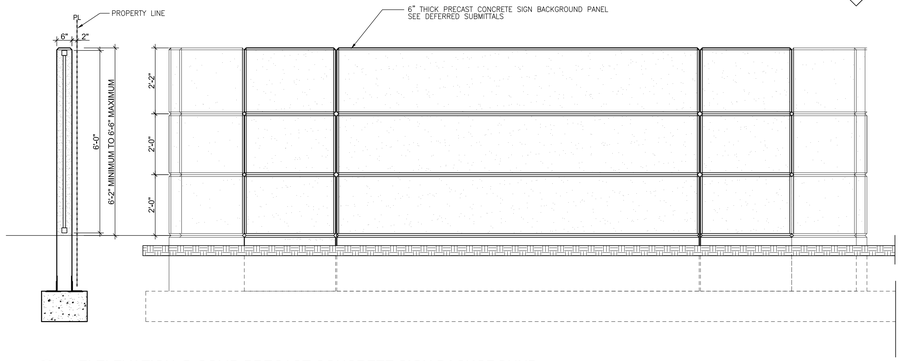
SCALE: 1/2" = 1'-0"




6 / AS502r — ENHANCED SECURITY FENCE AT NORTH PROPERTY LINE & SOUTH PHASE II PROPERTY LINE

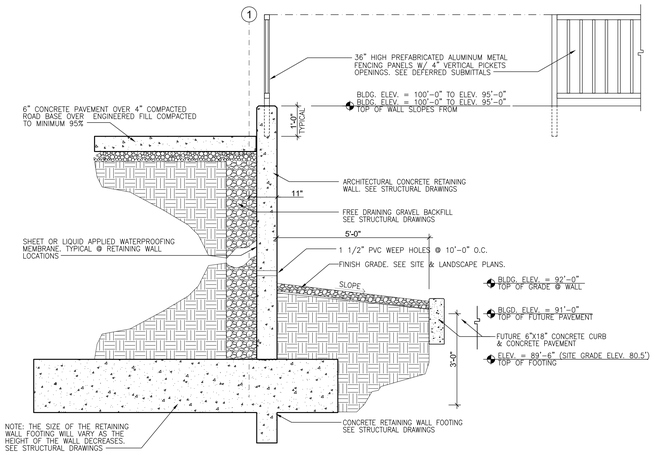
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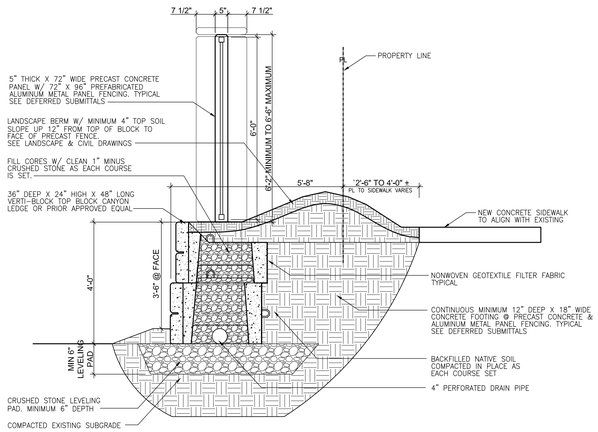

4 / AS502r — ELELEVATION @ SOLID PRECAST CONCRETE SIGN BACKGROUND

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



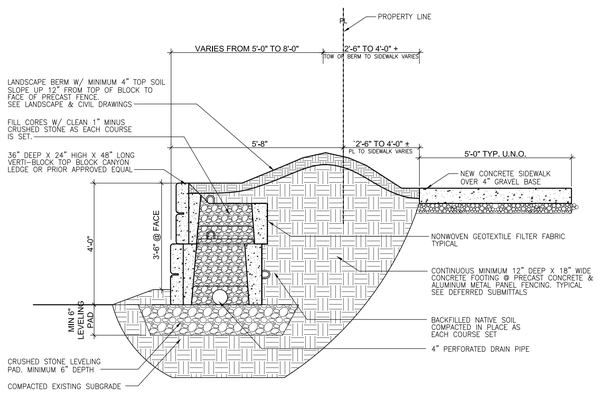

5 / AS502r — SECTION @ CONCRETE RETAINING WALL & GUARD RAILING

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



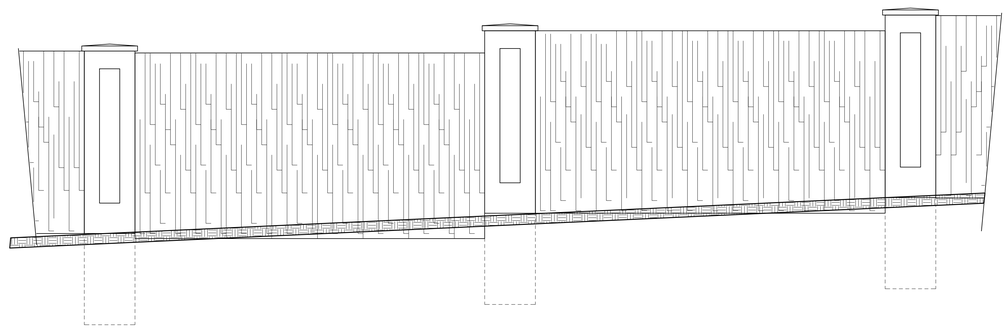

1 / AS502r — SECTION @ WEST PROPERTY LINE FENCE & BLOCK RETAINING WALL

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




2 / AS502r — SECTION @ TYPICAL BLOCK RETAINING WALL

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



3 / AS502r — TYPICAL STEP @ PROPERTY LINE ENHANCED FENCE

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

AS-BUILT

FINELINE STEEL FABRICATION SHOP
1250 WEST 75 NORTH
CENTERVILLE, UYAH

SITE DETAILS

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

STATE OF UTAH — FRANK N. MURDOCK — 124498 — LICENSED ARCHITECT — 12/12/22

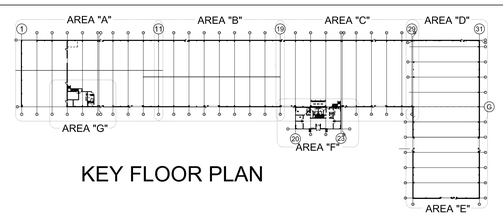
| REVISION # | DATE: |
|---|---|
| 1 | 5/21/23 |

AS-BUILT
FILE NAME: HSFS-AS502r
PLOT SCALE: 1:24
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 12/19/22

AS 502

# GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING CENTERVILLE CITY ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
3. PROVIDE TEMPORARY PROTECTION AT ALL STORM DRAINS DURING CONSTRUCTION. DO NOT ALLOW CONSTRUCTION OR DEMOLITION DEBRIS TO ENTER THE STORM DRAIN SYSTEM.
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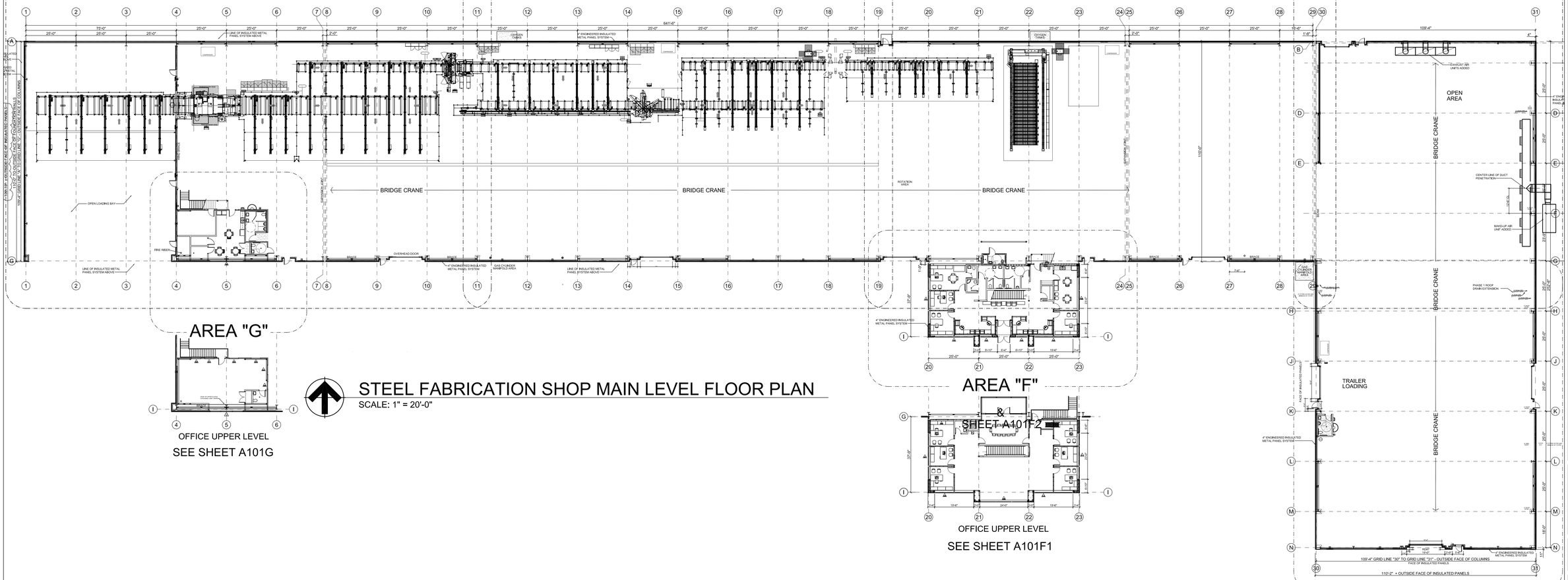

KEY FLOOR PLAN

SEE SHEET A101A
AREA "A"

SEE SHEET A101A
AREA "B"

SEE SHEET A101A
AREA "C"

SEE SHEET A101A
AREA "D"




AREA "G"



OFFICE UPPER LEVEL

SEE SHEET A101G

# STEEL FABRICATION SHOP MAIN LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

AREA "F"



&

SEE SHEET A101F2



OFFICE UPPER LEVEL

SEE SHEET A101F1

AREA "E"

SEE SHEET A101E

AS-BUILT

# HOGAN STEEL FABRICATION BUILDING

HOGAN STEEL FABRICATION SHOP OVERALL FLOOR PLAN

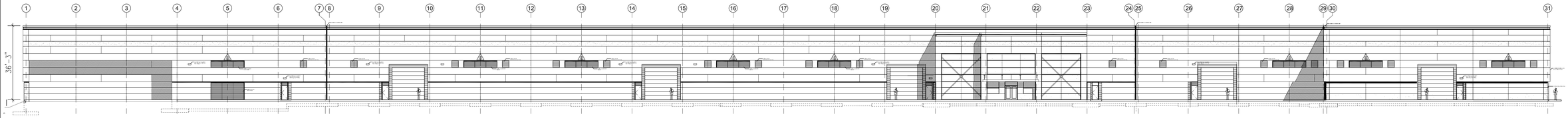

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441
1250 WEST 75 NORTH
CENTERVILLE, UTAH


STATE OF UTAH
FRANK N. MURDOCK
124498
9/26/22
LICENSED ARCHITECT

| REVISION # | DATE: |
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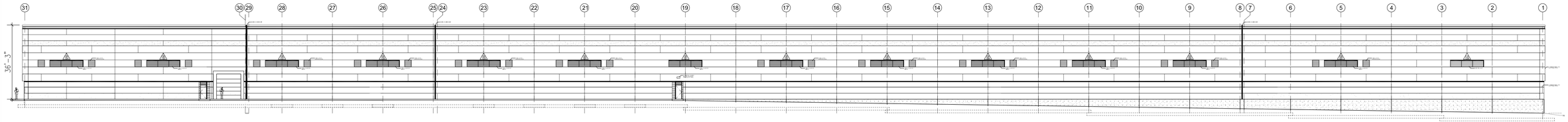
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PLOT SCALE: 1"=20'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 9/26/22

A
100



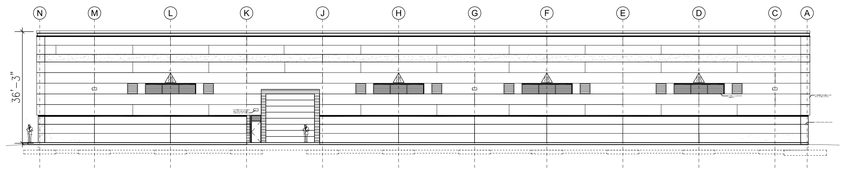

HOGAN STEEL FABRICATION SHOP SOUTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'



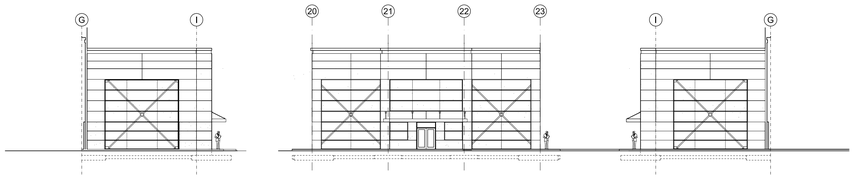

HOGAN STEEL FABRICATION SHOP NORTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'




HOGAN STEEL FABRICATION SHOP EAST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'



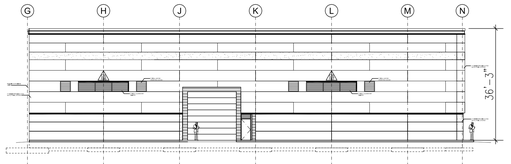

HOGAN STEEL FABRICATION SHOP MAIN OFFICE EXTERIOR ELEVATIONS

SCALE: 0 12' 24' 48'




HOGAN STEEL FABRICATION SHOP WEST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'



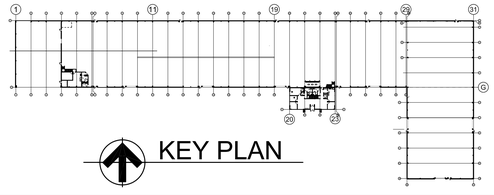

HOGAN STEEL FABRICATION SHOP WEST EXTERIOR ELEVATION @ GRID 30

SCALE: 0 12' 24' 48'

# AS-BUILT

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KEY PLAN

FINELINE STEEL FABRICATION SHOP

1250 WEST 75 NORTH
CENTERVILLE, UTAH

EXTEIOR ELEVATIONS

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

STATE OF UTAH
FRANK N. MURDOCK
124498
9/26/23
LICENSED ARCHITECT

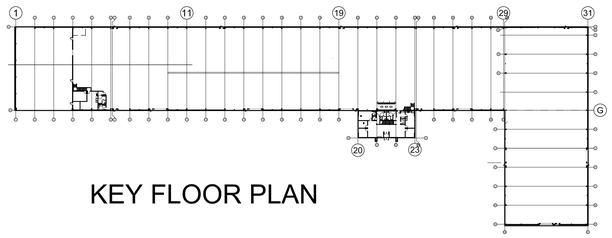
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PLOT SCALE:1"=20'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 9/26/22

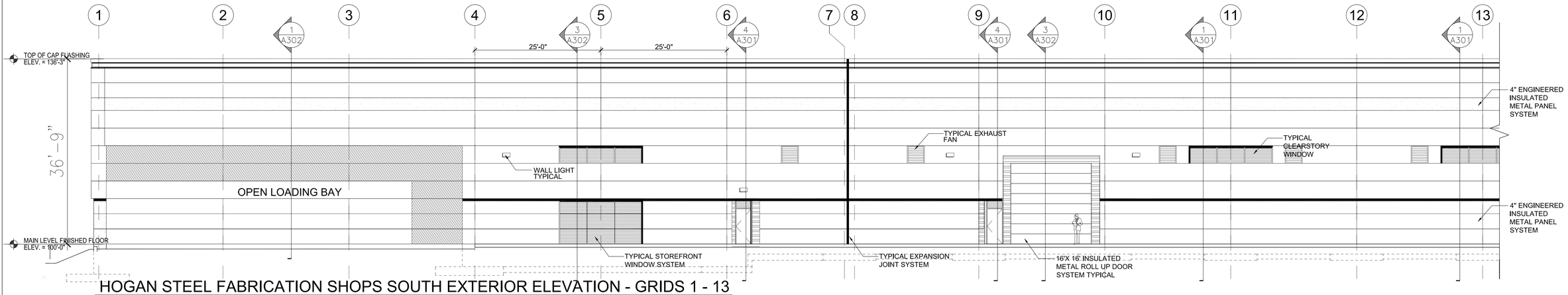
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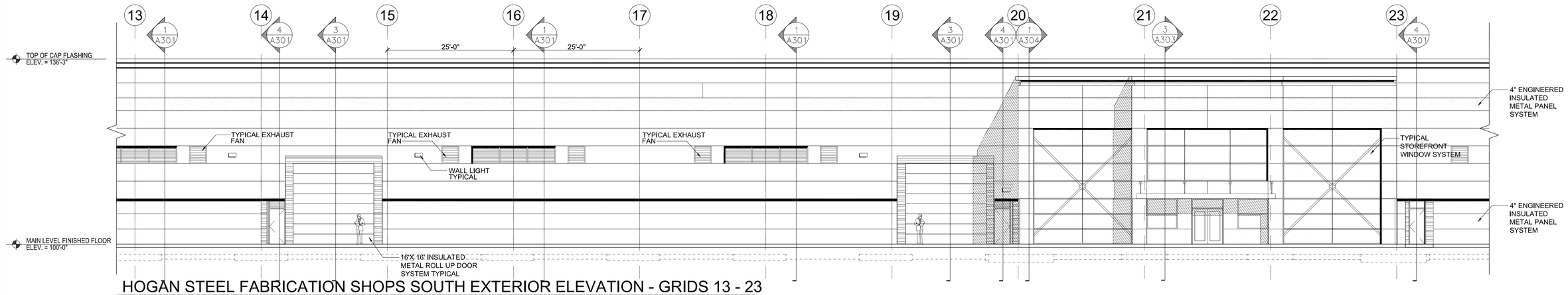

KEY FLOOR PLAN




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 1 - 13

SCALE: 1/8"= 1'-0"

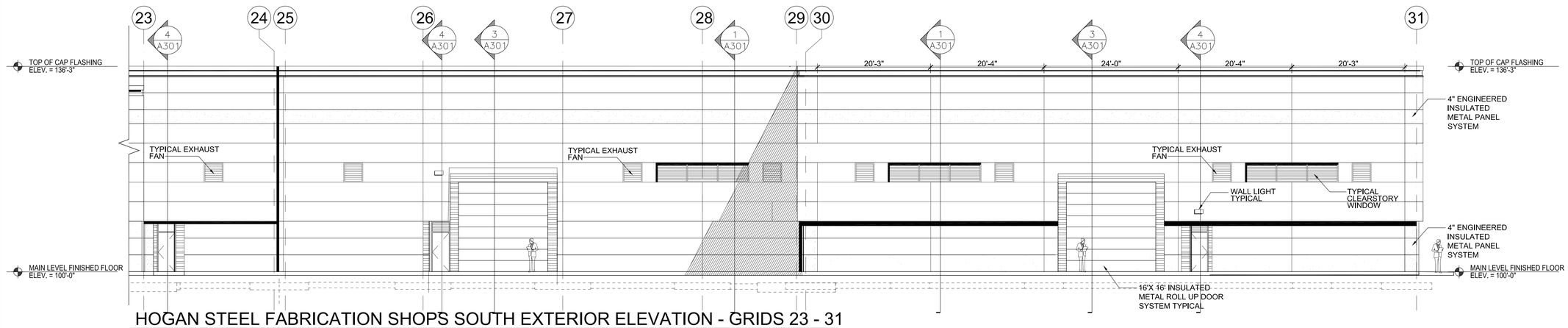
0 6' 12' 24'




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 13 - 23

SCALE: 1/8"= 1'-0"

0 6' 12' 24'




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 23 - 31

SCALE: 1/8"= 1'-0"

0 6' 12' 24'

AS-BUILT

FINELINE STEEL FABRICATION SHOP
1250 WEST 75 NORTH
CENTERVILLE, UTAH

SOUTH EXTERIOR ELEVATION

FRANK N MURDOCK JR ■ Architect & Associates
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STATE OF UTAH
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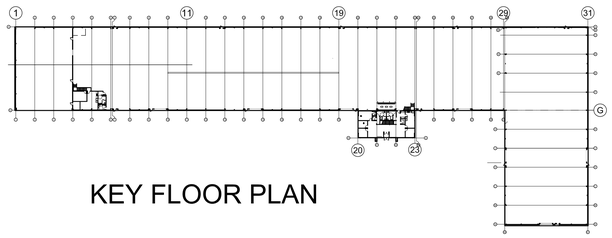
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FILE NAME: HSFS-A201
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 9/26/22

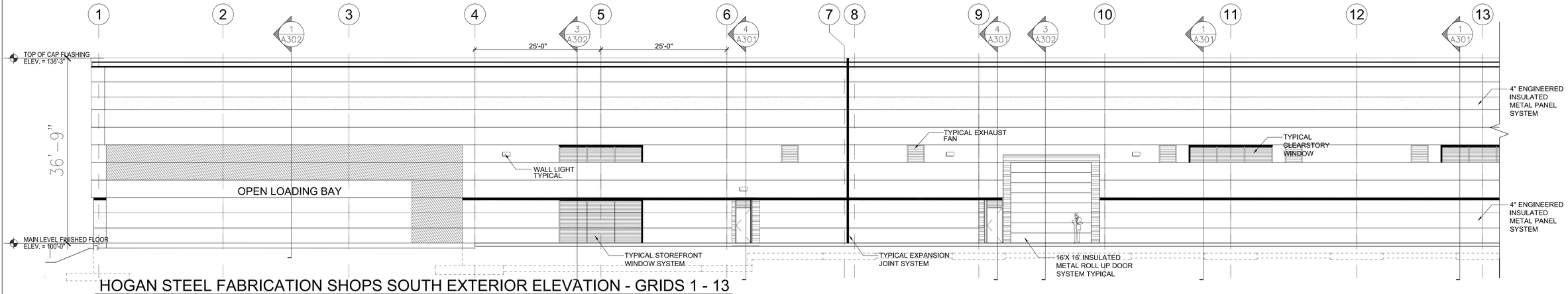
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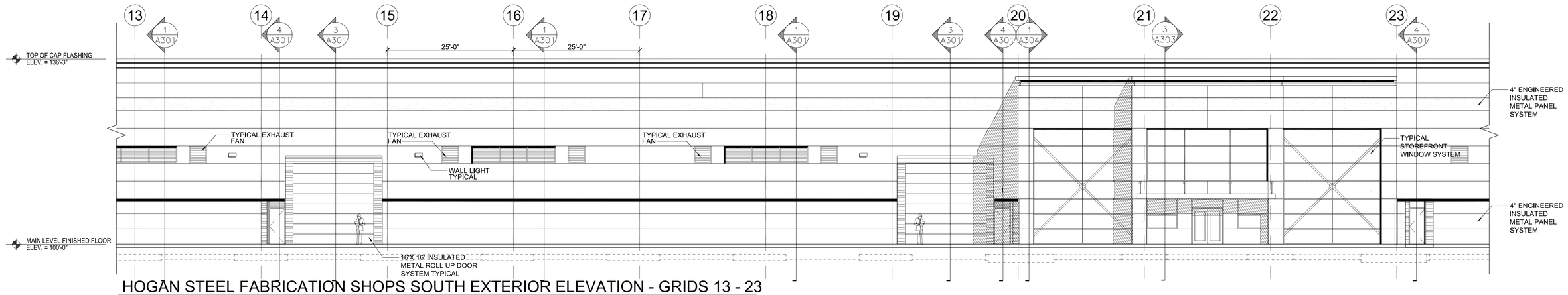

KEY FLOOR PLAN




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 1 - 13

SCALE: 1/8"= 1'-0"

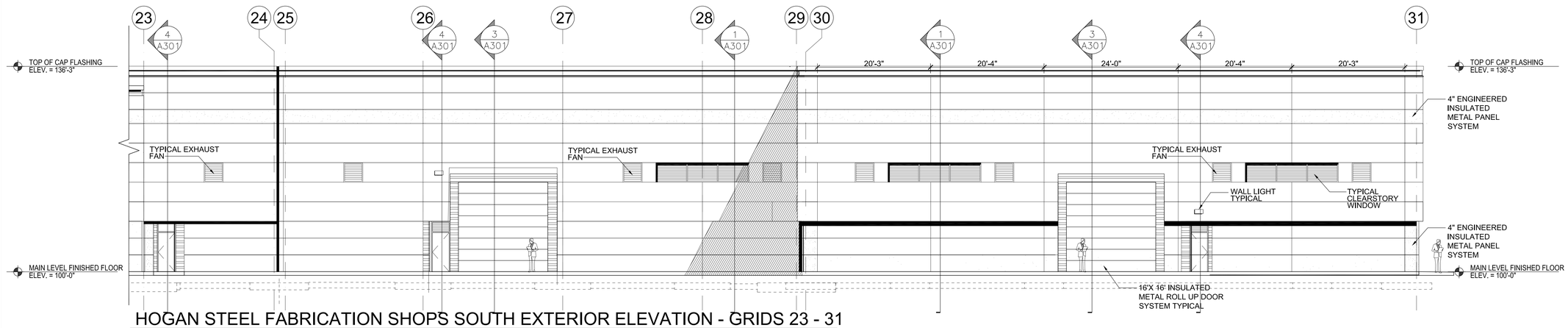
0 6' 12' 24'




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 13 - 23

SCALE: 1/8"= 1'-0"

0 6' 12' 24'




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 23 - 31

SCALE: 1/8"= 1'-0"

0 6' 12' 24'

AS-BUILT

FINELINE STEEL FABRICATION
1250 WEST 75 NORTH
CENTERVILLE, UTAH

SOUTH EXTERIOR ELEVATION

FRANK N MURDOCK JR ■ Architect & Associates
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STATE OF UTAH
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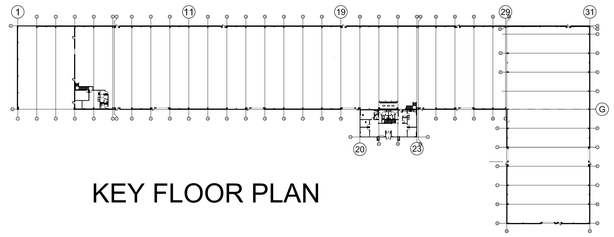
| REVISION # | DATE: |
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| 1 | 10/10/22 |

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PLOT SCALE: 1:96
DRAWN BY: STAFF
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DATE: 9/26/22

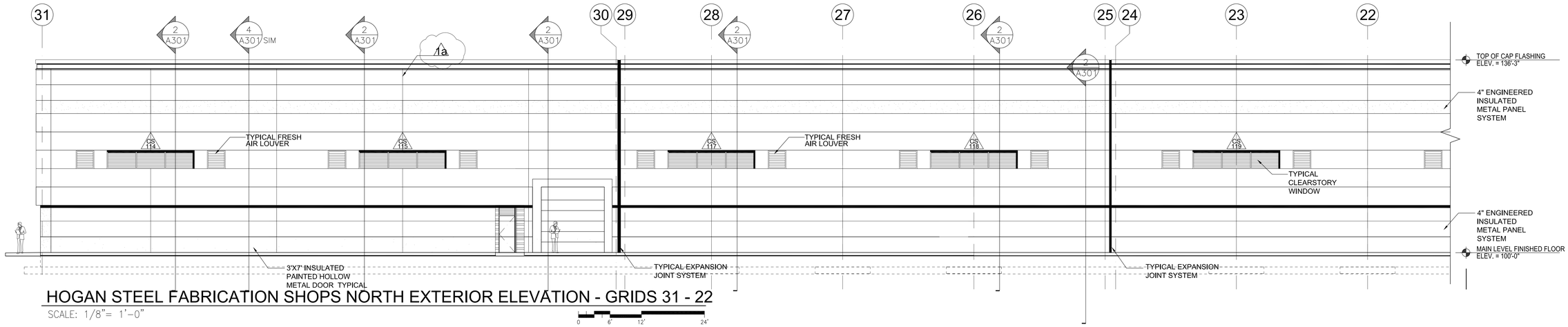
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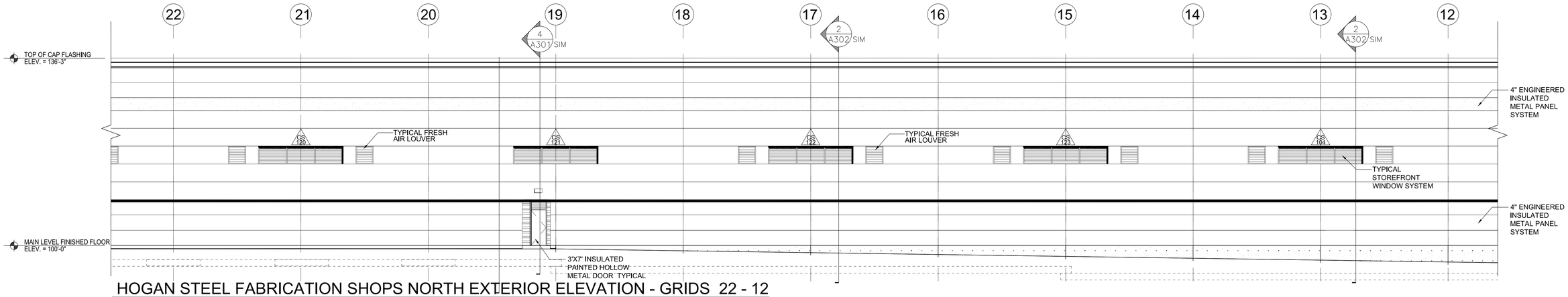

KEY FLOOR PLAN




## HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION - GRIDS 31 - 22

SCALE: 1/8"= 1'-0"

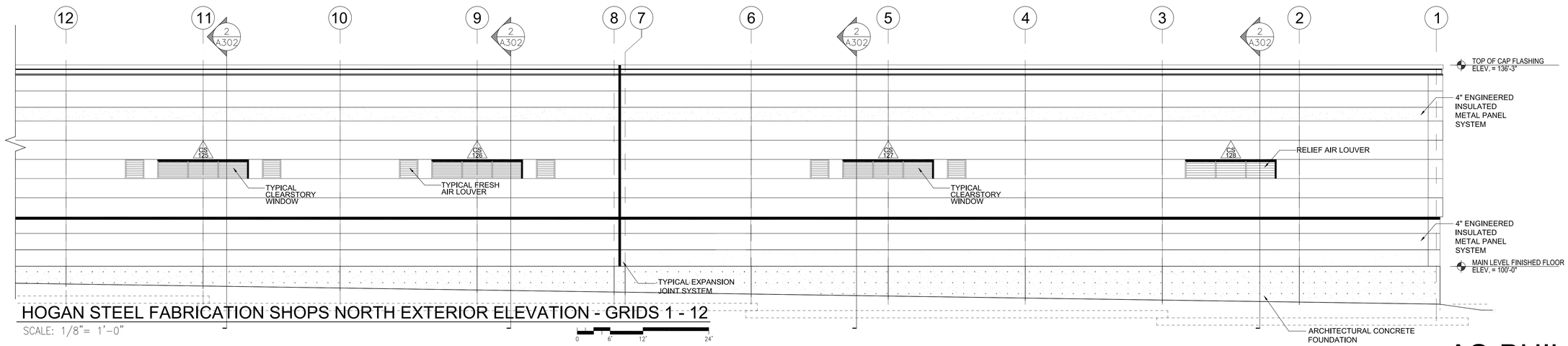
0 6" 12" 24"




## HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION - GRIDS 22 - 12

SCALE: 1/8"= 1'-0"

0 6" 12" 24"




## HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION - GRIDS 1 - 12

SCALE: 1/8"= 1'-0"

0 6" 12" 24"

AS-BUILT

FINELINE STEEL FABRICATION SHOP
1250 WEST 75 NORTH
CENTERVILLE, UTAH

NORTH EXTERIOR ELEVATION

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975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

STATE OF UTAH
FRANK N. MURDOCK
124498
LICENSED ARCHITECT
9/26/22

REVISION # DATE:
1 10/10/22

DFCM PROJECT NO.:

AS-BUILT
FILE NAME: HSFS-A202
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 9/26/22

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202

# ALTA/NSPS LAND TITLE SURVEY
## CENTERVILLE FLEX CONDOMINIUM
### LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 & THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
### CENTERVILLE CITY, DAVIS COUNTY, UTAH
### JANUARY 2026

## Exceptions Corresponding to Schedule B

1-8. Standard Title Exceptions

9-13. Taxes for the year 2025. Property I.D. No. 06-465-0001. (Building 1) Taxes for the year 2024. Property I.D. No(s). 06-008-0134, 06-012-0112 & 06-012-0170. (Includes other Property) Taxes for the year 2025. Property I.D. No. 06-465-0002. (Building 2) Taxes for the year 2024. Property I.D. No(s). 06-012-0112 & 06-012-0170. (Includes other Property) Taxes for the year 2025. Property I.D. No. 06-465-0003. (Building 3) Taxes for the year 2024. Property I.D. No(s). 06-008-0134 & 06-012-0170. (Includes other Property) Said property is located within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement District, South Davis Sewer Improvement District (801-295-3469) and Centerville City (801-295-3477), and is subject to the charges and assessments levied thereunder. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes. (This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights). Claim, right, title or interest to water or water rights whether or not shown by the public records. Said Property is subject to any and all fees and charges levied by the Stokes Stevenson Steelworks Association.
**Affects**: Parcels 1 & 2. Not a survey matter. Not plotted.

14. Easements for utilities installation and maintenance are reserved throughout the confines of the common areas.
**Affects**: Parcels 1 & 2. Blanket in nature. Not plotted.

15. A "CONSTRUCTION" Deed of Trust. Dated: August 23, 2023. Recorded: August 23, 2023 as Entry No. 3541336 in Book 8322 at Page 706 of Public Records.
**Affects**: Parcels 1 & 2. Not survey related. Not plotted.

16. The terms, covenants and conditions of that certain "Infrastructure Development Agreement (Prior to Recording Final Subdivision Plat) between Centerville City and Stokes Stevenson Centerville Flex LLC"; Recorded: August 29, 2023 as Entry No. 3542043 in Book 8326 at Page 532 of Public Records.
**Affects**: Parcels 1 & 2. Blanket in nature. Not plotted.

(17) 17. The terms, covenants and conditions of that certain "Reciprocal Easement Agreement" by and between Stokes Stevenson Centerville Flex LLC and MDV Trinity 4 LLC; Recorded: March 26, 2024 as Entry No. 3565513 in Book 8467 at Page 1091 of Public Records.
**Affects**: Parcels 1 & 2. Plotted and shown hereon.

18. The terms, covenants and conditions of that certain "Centerville City Storm Water Facilities Maintenance Agreement" by and between Centerville City and Stokes Stevenson Centerville Flex LLC; Recorded: May 16, 2024 as Entry No. 3571894 in Book 8504 at Page 1130 of Public Records. The terms, covenants and conditions of that certain "Amendment No. 1 to Centerville City Storm Water Facilities Maintenance Agreement"; Recorded: September 4, 2024 as Entry No. 3585687 in Book 8577 at Page 1280 of Public Records.
**Affects**: Parcels 1 & 2. Blanket in nature. Not plotted.

19. The matters contained in a document captioned "Environment Covenant". Recorded: July 1, 2024 as Entry No. 3577504 in Book 8533 at Page 1315 of Public Records.
**Affects**: Parcels 1 & 2. Blanket in nature. Not plotted.

(20) 20. An Easement including its terms, covenants and provisions as disclosed by instrument; To: Questar Gas Company dba Enbridge Gas Utah. Purpose: A right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities through and across the property. Recorded: October 17, 2024 as Entry No. 3591354 in Book 8608 at Page 130 of Public Records.
Affects: See document for full particulars
**Affects**: Parcels 1 & 2. Plotted and shown hereon.

(21) 21. An easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map of "Centerville Flex Condominium", recorded November 5, 2024 as Entry No. 3593998 in Book 8621 at Page 662 of Public Records. Subject to Notes, Dedications, Easements, and/or Reservations, as shown on recorded plat.
**Affects**: Parcels 1 & 2. Plotted and shown hereon.

22. The matters contained in a document captioned Covenants, Conditions and Restrictions (deleting therefrom any restrictions based on race, color or creed). Recorded: November 5, 2024 as Entry No. 3593999 in Book 8621 at Page 663 of Public Records.
**Affects**: Parcels 1 & 2. Not plotted.

23-24. Rights of tenant(s) in the land, if any, and rights of all parties claiming by, through or under said tenant(s). Materials or labor liens created or authorized by law of which no notice is of record. Including, but not limited to, the Utah State Construction Registry.
**Affects**: Parcels 1 & 2. Blanket in nature, not plotted.

## Narrative / General Notes (GN1)

This survey was prepared at the request of Sam Nelson of Stokes Stevenson with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by Old Republic National Title Insurance Company, having Issuing Agent: Meridian Title Company with a Commitment Date: January 2, 2026 (3rd Amended) along with File No.: 354369. A field traverse was held at record locations per said subdivision and platted hereon. The bearing of N. 00°05'40" E. between the Witness Corner to the Southeast Corner of Section 12 and the Witness Corner to the East Quarter Corner of said Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian was used as the Basis of Bearing for this survey.

(GN1) On the date of the field survey, January 6, 2026 there was no observable evidence of earth moving work, external building construction, or building additions.

(GN2) Access to the subject property via 1250 West and 400 South.

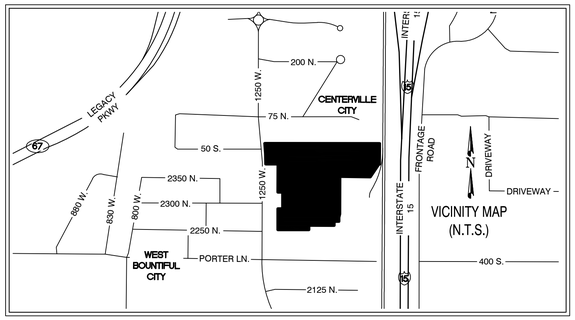
(GN3) On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.

(GN4) There are 468 regular parking spaces and 18 ADA parking spaces for a total of 486 visible parking spaces.

(GN5) This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.

(GN6) The gross land area of Buildings 1-3, Centerville Flex Condominium is 263,228 sq. ft., or 6.042 acres.
The gross land area of Common Area, Centerville Flex Condominium is 473,799 sq. ft., or 10.877 acres.
The total gross land area of Centerville Flex Condominium is 737,027 sq. ft., or 16.919

(GN7) All utilities that this Surveyor is aware of enter the subject property from either a public right of way or a recorded easement.




## (UN1) Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

## Flood Note

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map No. 49011C0392 F, Community Panel No. 392 of 575, which bears an Effective Date of September 15, 2022.

## Property Owner

Stokes Stevenson Centerville Flex, LLC, a Utah limited liability company
106 S 1250 West, Centerville, UT 84014 [Building 1]
236 S 1250 West, Centerville, UT 84014 [Building 2]
88 S 1250 West, Centerville, UT 84014 [Building 3]

## Surveyor's Certification

To: Stokes Stevenson Centerville Flex, LLC,
Transamerica Life Insurance Company, an Iowa corporation, its affiliates, successors and assigns,
AEGON USA Realty Advisors, LLC,
Old Republic National Title Insurance Company,
Meridian Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on January 6, 2026.

Date of Plat or Map: January 21, 2026

PROFESSIONAL LAND SURVEYOR
01/21/2026
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

## Title Report Legal Description

Parcel 1:

Buildings 1, 2 and 3, contained within the Centerville Flex Condominium as the same is identified in the Record of Survey Map recorded in Davis County, Utah on November 5, 2024, as Entry No. 3593998 in Book 8621 at Page 662 (as said Record of Survey Map shall have heretofore been amended or supplemented) and in the Declaration of Condominium for Centerville Flex Condominium, recorded in Davis County, Utah on November 5, 2024 as Entry No. 3593999 in Book 8621 at Page 663 (as said Declaration may have heretofore been amended or supplemented).

Together with: (A) The undivided interest in said condominium projects common areas which is appurtenant to said unit; (B) The exclusive right to use and enjoy each of the limited common areas which are appurtenant to said unit; and (C) the non-exclusive right to use and enjoy the common areas included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map, as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

Parcel 2:

A perpetual, irrevocable, non-exclusive easement and right of way as shown in that certain Reciprocal Easement Agreement, recorded March 26, 2024 as Entry No. 3565513 in Book 8467 at Page 1091 of the Public Records.

**THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**
**ISSUING AGENT: MERIDIAN TITLE COMPANY**
**COMMITMENT DATE: JANUARY 2, 2026 8:00AM (3RD AMENDED)**
**FILE NO. 354369**

## Zoning Information

| STATUS | *THE SITE IS ZONED: I-VH, Industrial Very-High* | REPORT INFO |
|---|---|---|
| ITEM | REQUIRED | **Zoning Assessment Report** *Centerville Industrial Buildings 106 North 1250 West Centerville, UT 84014* |
| EXISTING USE | *INDUSTRIAL* | **Prepared For:** *Transamerica Life Insurance Company, Aegon USA Realty Advisors, LLC, and their respective successors and assigns.* |
| **MINIMUM LOT REQUIREMENTS** | | **Date:** *December 28, 2025* |
| LOT AREA | NO MINIMUM LOT AREA | **BBG Project:** *0525011954* |
| LOT WIDTH | 50 feet | **Prepared By:** *BBG Assessments, LLC Locations Nationwide* |
| **MINIMUM SETBACK / YARD REQUIREMENTS** | | |
| FRONT | 20' | |
| SIDE | *WHEN ABUTTING A RESIDENTIAL ZONE: 20' OTHER ZONES: 0 FEET*<br>*ACCESSORY BUILDING OF 100 SQ. FT OR LESS: WHEN ABUTTING A RESIDENTIAL ZONE: 10 FEET OTHER ZONES: 1 FOOT*<br>*ACCESSORY BUILDING GREATER THAN 100 SQ. FT.: WHEN ABUTTING A RESIDENTIAL ZONE: 20 FEET OTHER ZONES: 20 FEET* | |
| SIDE STREET | 20', ACCESSORY: 20' | |
| REAR | *ABUTTING RESIDENTIAL ZONE. 30 FEET OTHER. 0 FEET ACCESSORY ABUTTING RESIDENTIAL 20 FEET OTHER. 1 FOOT* | |
| DISTANCE BETWEEN STRUCTURES | *6 FEET* | |
| **MAXIMUM BUILDING SIZE** | | |
| BLDG HEIGHT | *45 FEET ACCESSORY. 35 FEET* | |
| **MINIMUM OFF-STREET PARKING** | | |
| OFF-STREET PARKING | *1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA OR 1 SPACE PER EMPLOYEE ON HIGHEST SHIFT, WHICHEVER IS GREATER* | |

| NO. | DATE | DESCRIPTION OF REVISION | INITIAL |
|---|---|---|---|
| REVISIONS | | | |
| 1 | 01/15/26 | Updated to Lender Comments | BFM |
| 2 | 01/21/26 | Updated to New Title Commitment | TAJ |

PREPARED BY:
CIR | CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY
CENTERVILLE FLEX CONDOMINIUM

Prepared for:
STOKES STEVENSON

SE 1/4, Section 12 & NE 1/4, Section 13, T2N., R1W., S.L.B. & M.

GRAPHIC SCALE
( IN FEET )
1"=60'
0 60 120 180

| | | |
|---|---|---|
| Prepared By: TAJ | Date: 01/09/2026 | |
| Surveyed By: RD&CC | Date: 01/07/2026 | |
| Checked By: BFM | Date: 01/09/2026 | |

SHEET NO. 1 OF 3

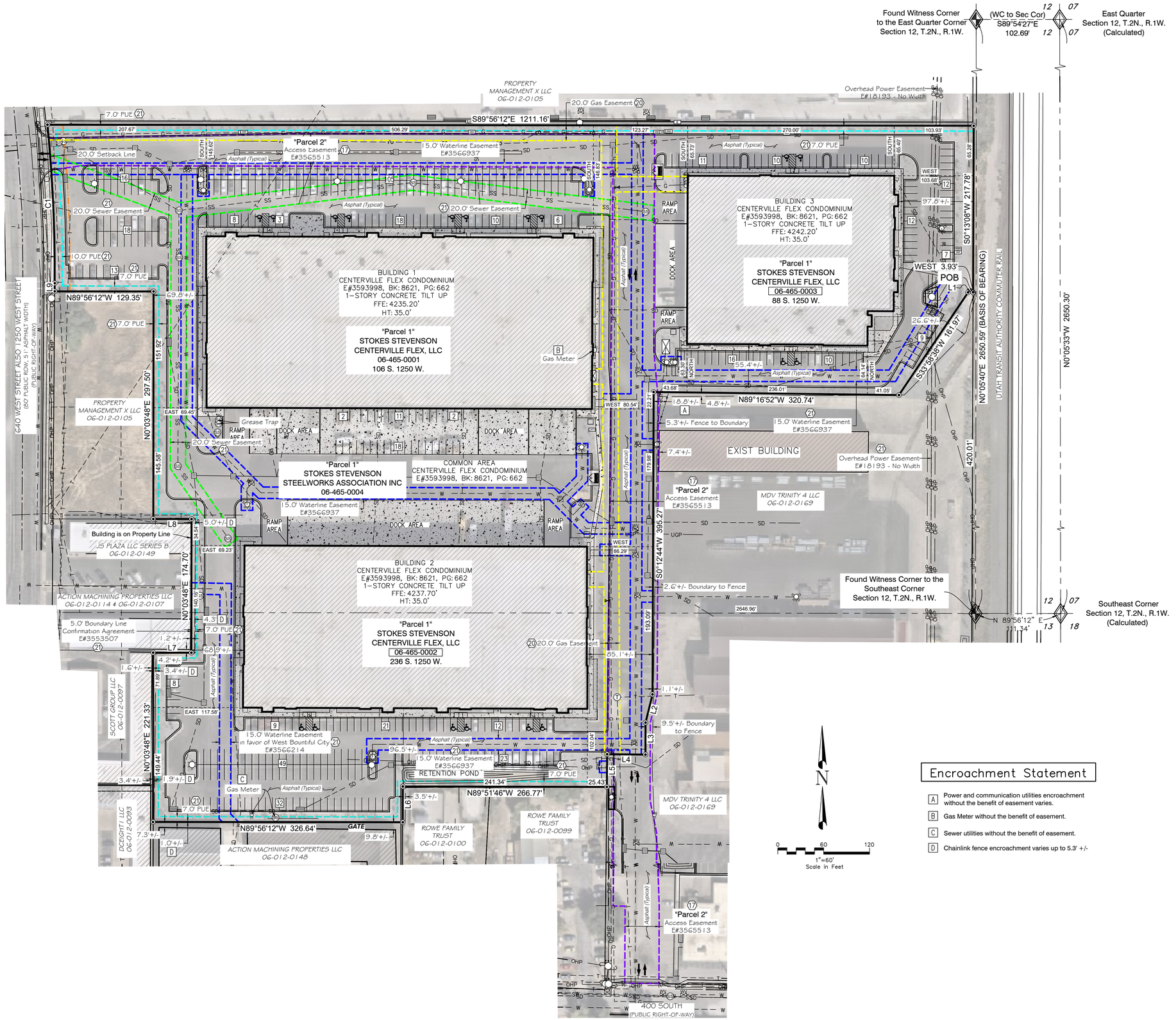
SVY

PROJECT ID: S25-414
DATE: 01/09/2026
FILE NAME:

C:\Users\Dropbox\PROJECTS\Centerville 1250 West Stevenson\Survey\OFFICE\ALTA Survey\Centerville Flex Condo As-Built 012126.dwg Jan 21, 2026 - 2:35pm

## Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Gas Easement Line
- Sewer Easement Line
- Water Easement Line
- PUE (Public Utility Easement) Line
- Building Setback Line
- Access Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Existing Concrete Landscape Wall
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Telephone
- Existing Underground Power
- Existing Overhead Power
- Existing Water
- Existing Gas
- Set yellow rebar/cap stamped "CIR"
- Found Street Monument
- Overhead Light
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Telephone Manhole
- Water Manhole
- Power and Telephone Pole
- Power Vault
- Irrigation Control Box
- Communications Box
- Electric Box
- Telephone Pedestal
- Gas Meter
- Bollard
- Water Meter
- Electrical Meter
- Sanitary Cleanout
- Access Point
- Trash Enclosure
- (15) Title Report Exception Item
- [8] Parking Stall Count
- Guy Wire
- ADA Parking




## Encroachment Statement

- [A] Power and communication utilities encroachment without the benefit of easement varies.
- [B] Gas Meter without the benefit of easement.
- [C] Sewer utilities without the benefit of easement.
- [D] Chainlink fence encroachment varies up to 5.3' +/-

| NO. | DATE | DESCRIPTION OF REVISION | INITIAL |
|---|---|---|---|
| 1 | 01/15/26 | Updated to Lender Comments | BFM |
| 2 | 01/21/26 | Updated to New Title Commitment | TAJ |

REVISIONS

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

# ALTA/NSPS LAND TITLE SURVEY

CENTERVILLE FLEX CONDOMINIUM

Prepared for: STOKES STEVENSON

SE ¼, Section 12 & NE ¼, Section 13, T2N., R1W., S.L.B. & M.

GRAPHIC SCALE
( IN FEET )
1"=60'
0 60 120 180

| | | |
|---|---|---|
| Prepared By: TAJ | Date: 01/09/2026 | |
| Surveyed By: RD&CC | Date: 01/07/2026 | |
| Checked By: BFM | Date: 01/09/2026 | |

SHEET NO. 2 OF 3

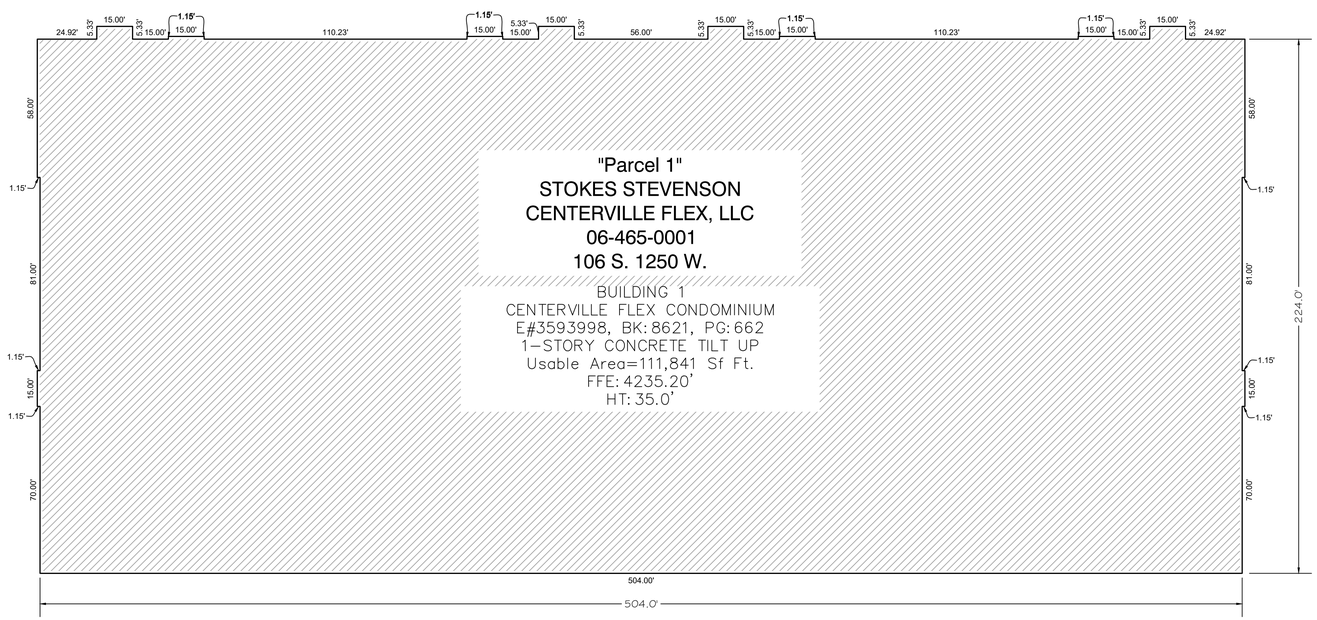
SVY

PROJECT ID: S25-414

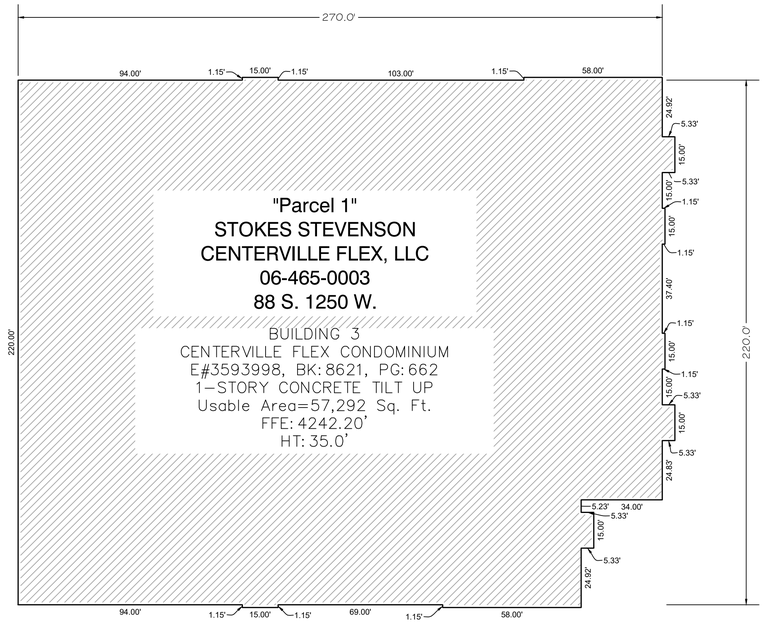
DATE: 01/09/2026

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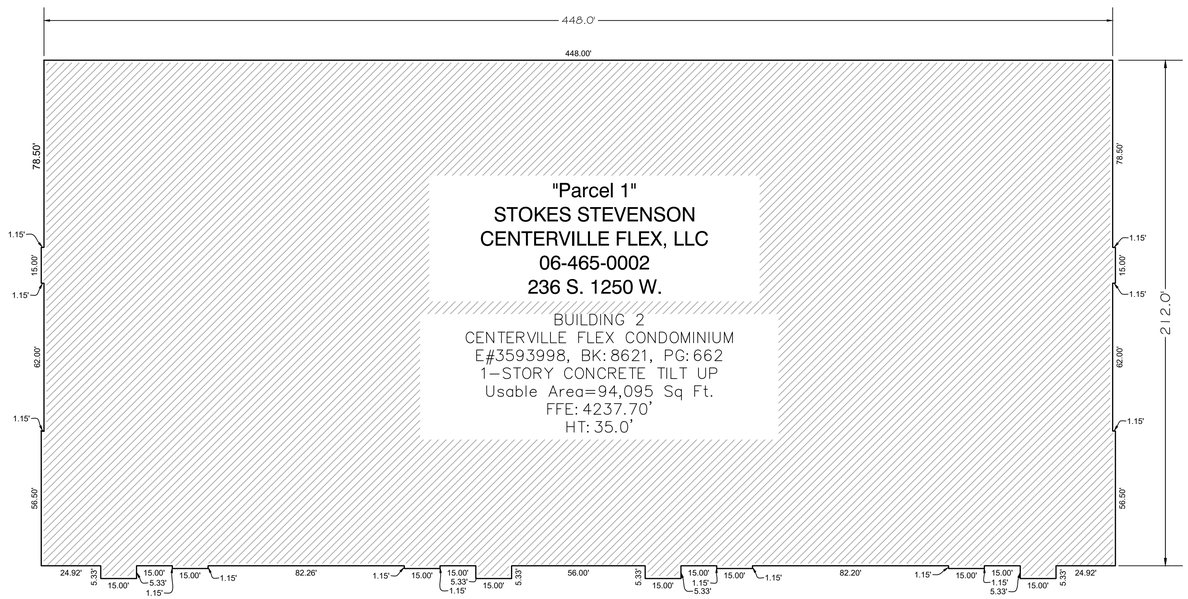
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BUILDING 1 FLOOR PLAN
Scale: 1" = 30'
(Building Reference Bearing: S. 89°47'59" E.)




BUILDING 3 FLOOR PLAN
Scale: 1" = 30'
(Building Reference Bearing: S. 89°45'52" E.)




BUILDING 2 FLOOR PLAN
Scale: 1" = 30'
(Building Reference Bearing: S. 89°47'59" E.)

| NO. | DATE | DESCRIPTION OF REVISION | INITIAL |
|---|---|---|---|
| 1 | 01/15/26 | Updated to Lender Comments | BFM |
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REVISIONS

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102. SOUTH JORDAN, UT 84095
Phone: 435-503-7641

# ALTA/NSPS LAND TITLE SURVEY

CENTERVILLE FLEX CONDOMINIUM

Prepared for:
STOKES STEVENSON

SE ¼ Section 12 & NE ¼ Section 13, T2N., R1W., S.L.B. & M.

GRAPHIC SCALE
0 60 120 180
( IN FEET )
1"=60'

| | |
|---|---|
| Prepared By: TAJ | Date: 01/09/2026 |
| Surveyed By: RD&CC | Date: 01/07/2026 |
| Checked By: BFM | Date: 01/09/2026 |

SHEET NO. 3 OF 3

SVY

| PROJECT ID: | DATE: |
|---|---|
| S25-414 | 01/09/2026 |

FILE NAME:

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EXISTING BUILDING

PROPOSED BUILDING 3
AREA: 58,331 SQ. FT.
F.F.E.=4242.20

LOT 3

EXISTING BUILDING
1 STORY, METAL
14,930 S.F.
35.5' HIGH

485.9

EX TBC 4234.79
TC 4234.49
EX TBC 4234.96
TC 4234.63
EX TBC 4234.75
EX TBC 4234.99
EX IA 4235.23
EX IA 4236.18
R28.0
R48.0
FIRE TRUCK TURNING RADIUS
OHP
SD

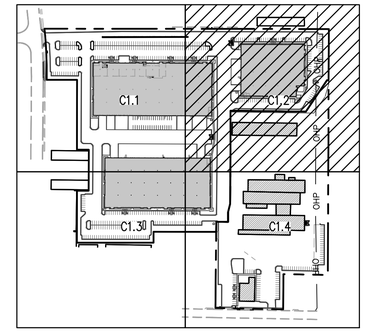
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MATCHLINE – SEE SHT C1.4

N

0 30 60 90
Scale in Feet

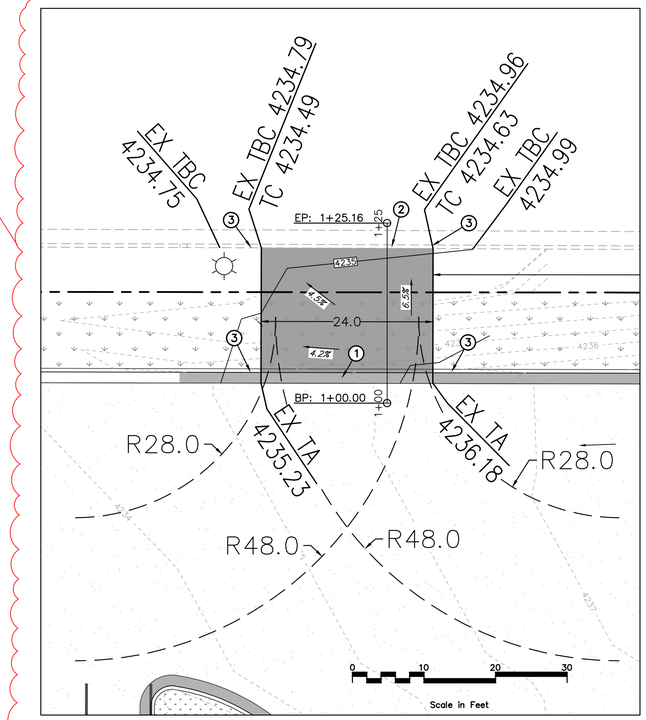
SEE COVER SHEET FOR PROJECT LEGEND.

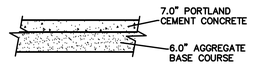



KEYMAP

SITE PLAN NOTES:

1. CUT & REMOVE EXISTING REV PAN CURB & GUTTER AT PROPOSED 24' WIDE DRIVE AISLE. PROVIDE SMOOTH EDGE AT EXISTING ASPHALT FOR NEW ASPHALT PAVEMENT SECTION TO MATCH TO.
2. AT 24' DRIVE AISLE, CUT 0.5' CURB WALL TO 0.1' HEIGHT. NEW PAVEMENT SECTION TO MATCH TO TOP OF CUT CURB WALL.
3. PROVIDE TAPER CURB CUT AT EAST AND WEST EDGES OF DRIVE AREA.

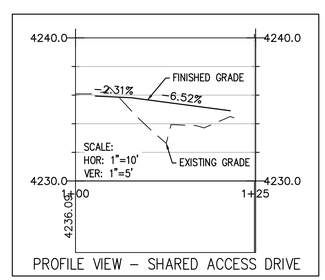



OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.

PAVEMENT SECTIONS ARE PER THE NOVEMBER 17, 2022 GEOTECHNICAL STUDY BY GSH (JOB NO 3601-003-22). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

HEAVY DUTY CONCRETE PAVEMENT SECTION




PROFILE VIEW – SHARED ACCESS DRIVE

| NO | REVISIONS | BY | DATE |
|---|---|---|---|
| 1. | FINELINE TI – ADDED DRIVE AREA | SGT | 11/1/25 |
| 2. | FINELINE TI – DRIVE AREA RELOCATION | TLH | 04/15/26 |

DESIGNER: TLH PROJECT ENGINEER: TLH


CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296


CENTERVILLE FLEX
1250 WEST 400 SOUTH, CENTERVILLE, UT 84014

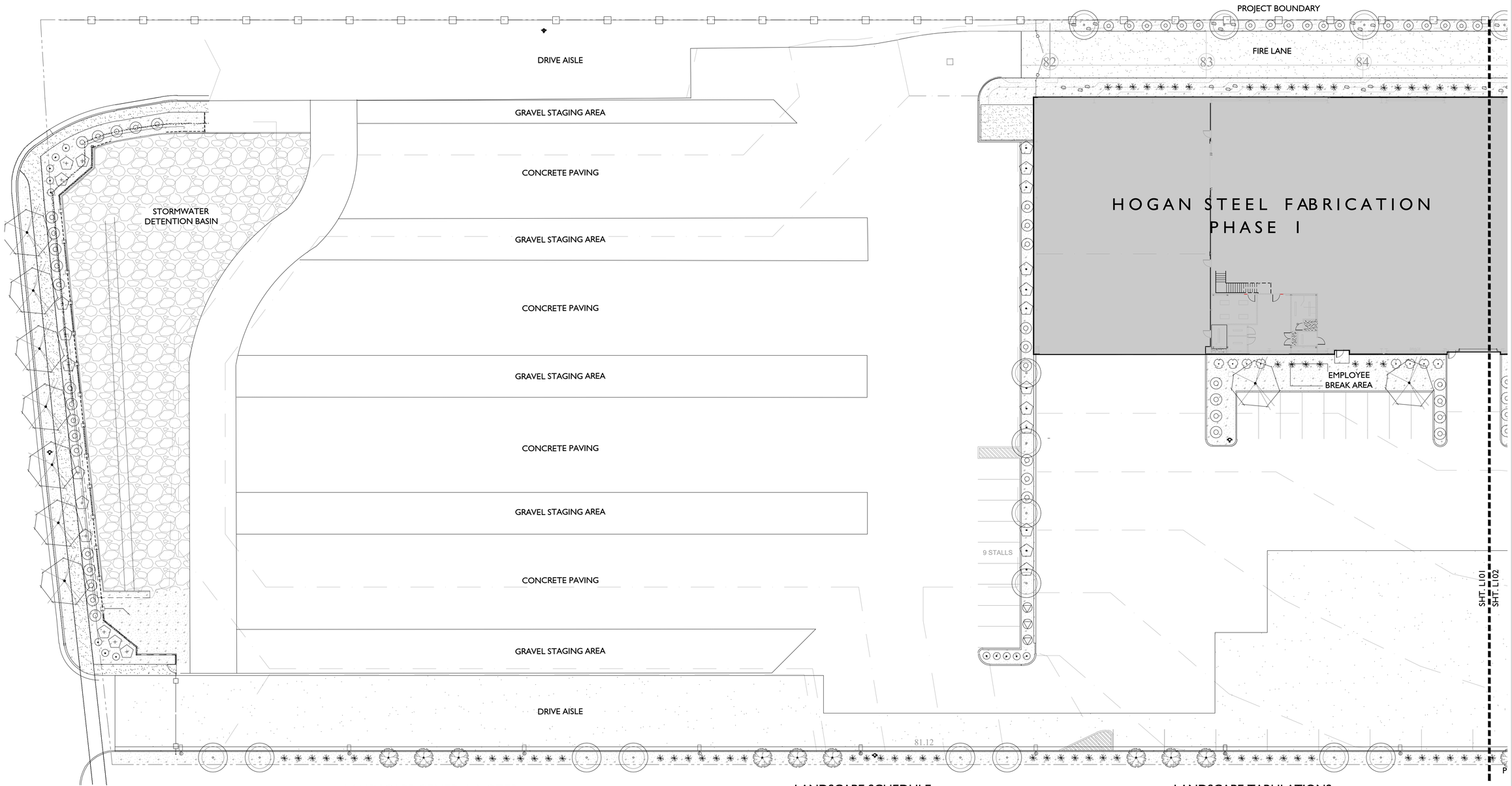
SITE PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

SHEET NO.
C1.2

| PROJECT ID | DATE: |
|---|---|
| E22-026 | 10/10/25 |
| FILE NAME: PRJ-CSP | SCALE: 1"=30' |




## LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative
9. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
10. All planter beds to receive mulch as specified in the Landscape Schedule.

## LANDSCAPE SCHEDULE

| SYM | QNTY | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | | TREES | | |
| | 24 | FAGUS SYLVATICA 'RED OBELISK' | COLUMNAR RED BEECH | 2" CAL. |
| | 17 | MALUS 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL. |
| | 28 | PYRUS CALLERYANA 'JAVELIN' | JAVELIN FLOWERING PEAR | 2" CAL. |
| | | SHRUBS | | |
| | 27 | BUDDLEIA 'LO and BEHOLD' BLUE CHIP | BLUE CHIP BUTTERFLY BUSH | 2 GAL. |
| | 9 | CYTISUS x PRAECOX 'ALLGOLD' | ALLGOLD BROOM | 2 GAL. |
| | 26 | VIBURNUM LANTANA 'MOHICAN' | MOHICAN VIBURNUM | 2 Gal. |
| | 30 | VIBURNUM OPULUS NANUM | DWF EUR. CRANBERRY BUSH | 2 Gal. |
| | | ORNAMENTAL GRASSES | | |
| | 176 | CALAMAGROSTIS x ACUT. 'KARL FOERSTER' | K. F. FEATHER GRASS | 1 GAL. |
| | 40 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SLENDER MAIDEN GRASS | 1 GAL. |
| | 12 | MISCANTHUS SINENSIS 'COSMOPOLITAN' | COSMOPOLITAN GRASS | 1 GAL. |
| | | GROUNDCOVERS | | |
| | 141 | RHUS AROMATICA 'GROW LOW' | GROW LOW SUMAC | 2 GAL. |
| | | MULCH | | |
| | 38,632 S.F. | DECORATIVE STONE MULCH, 1 1/2", GREY | | 3" MIN. |
| | 4,516 S.F. | DECORATIVE COBBLE MULCH, 3 - 6", GREY | | 3" MIN. |
| | | BOULDERS - 2' - 3', COLOR TO COMPLEMENT STONE MULCH | | |

## LANDSCAPE TABULATIONS

| | | |
|---|---|---|
| PHASE I SITE AREA - 281,397 S.F. | REQD. | PROVIDED |
| TOTAL AREA LANDSCAPING | 28,140 S.F. | 43,148 S.F. |
| TOTAL TREES REQUIRED | 86 Trees | 69 Trees /170 Shrubs (1Tree/ 10 Shrubs) |
| TREES FOR STREET FRONTAGE | 1 / 25 L.F. | Provided |
| BUILDING FRONTAGE / FOUNDATION | 50% | 75% |
| INTERIOR PARKING LOT LANDSCAPING - 5% | 1,443 S.F. | 3,984 S.F. |
| TOTAL INTERIOR PARKING LOT TREE AND SHRUBS - 90 Stalls -1 Tree / 6 Stalls | 15 Trees | 18 Trees |

A LANDSCAPE PLAN
24" X 36" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT THOMAS BLAKE No. 10582 REGISTERED LANDSCAPE ARCHITECT

| ISSUE DESCRIPTION | DATE |
|---|---|
| | 6.26.2026 |

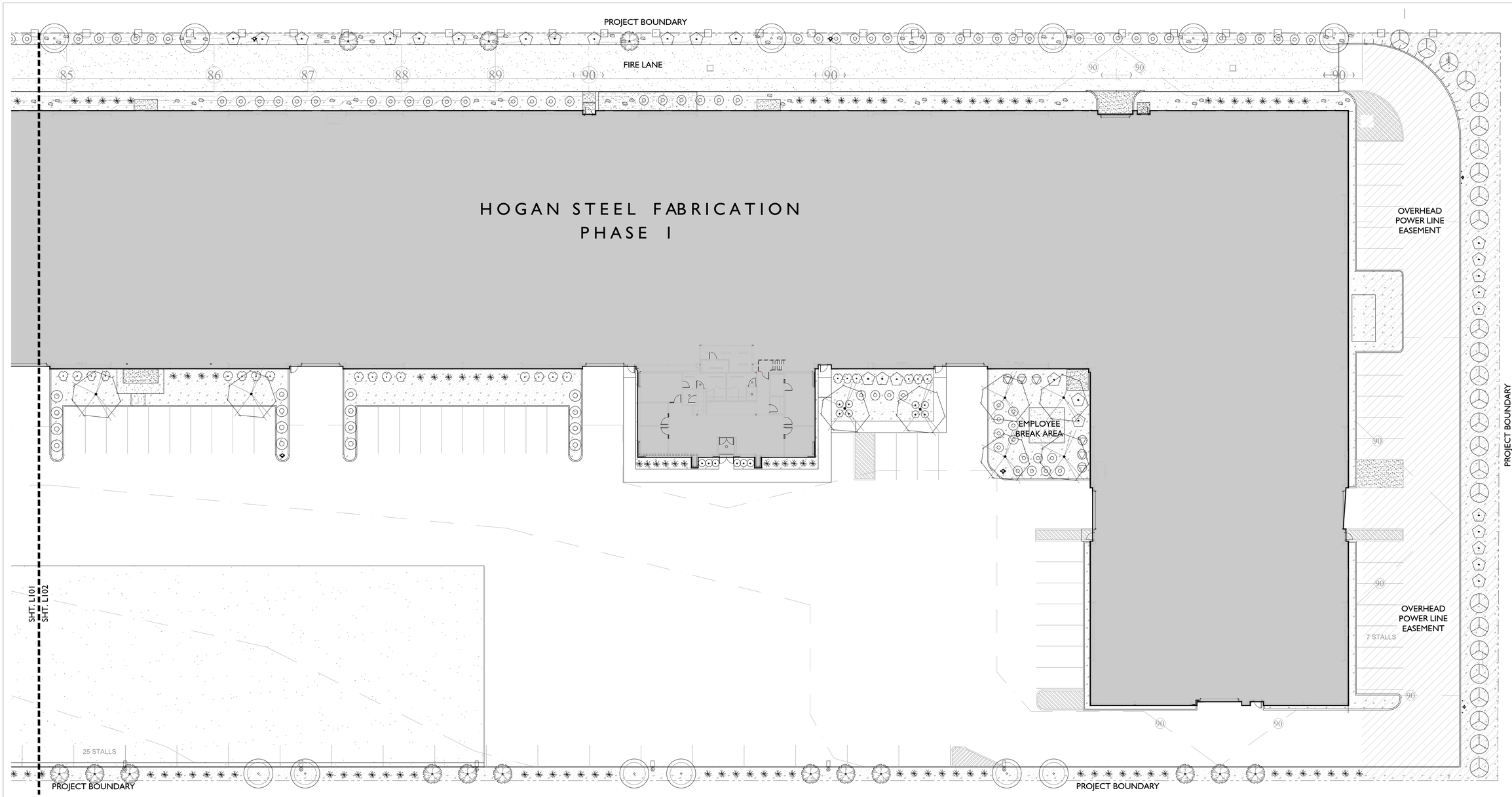
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

LANDSCAPE PLAN

L101




## LANDSCAPE SCHEDULE

| SYM | QNTY | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | | TREES | | |
| | 24 | FAGUS SYLVATICA 'RED OBELISK' | COLUMNAR RED BEECH | 2" CAL. |
| | 17 | MALUS 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL. |
| | 28 | PYRUS CALLERYANA 'JAVELIN' | JAVELIN FLOWERING PEAR | 2" CAL. |
| | | SHRUBS | | |
| | 27 | BUDDLEIA 'LO and BEHOLD' BLUE CHIP | BLUE CHIP BUTTERFLY BUSH | 2 GAL. |
| | 9 | CYTISUS x PRAECOX 'ALLGOLD' | ALLGOLD BROOM | 2 GAL. |
| | 26 | VIBURNUM LANTANA 'MOHICAN' | MOHICAN VIBURNUM | 2 Gal. |
| | 30 | VIBURNUM OPULUS NANUM | DWF EUR. CRANBERRY BUSH | 2 Gal. |
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| | 176 | CALAMAGROSTIS x ACUT. 'KARL FOERSTER' | K. F. FEATHER GRASS | 1 GAL. |
| | 40 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SLENDER MAIDEN GRASS | 1 GAL. |
| | 12 | MISCANTHUS SINENSIS 'COSMOPOLITAN' | COSMOPOLITAN GRASS | 1 GAL. |
| | | GROUNDCOVERS | | |
| | 141 | RHUS AROMATICA 'GROW LOW' | GROW LOW SUMAC | 2 GAL. |
| | | MULCH | | |
| | 38,632 S.F. | DECORATIVE STONE MULCH, 1 1/2", GREY | | 3" MIN. |
| | 4,516 S.F. | DECORATIVE COBBLE MULCH, 3 - 6", GREY | | 3" MIN. |
| | | BOULDERS - 2' - 3', COLOR TO COMPLEMENT STONE MULCH | | |

A LANDSCAPE PLAN
24" X 36" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT T. BLAKE
No. 10342
REGISTERED LANDSCAPE ARCHITECT

| ISSUE DESCRIPTION | DATE |
|---|---|
| | 6.26.2026 |

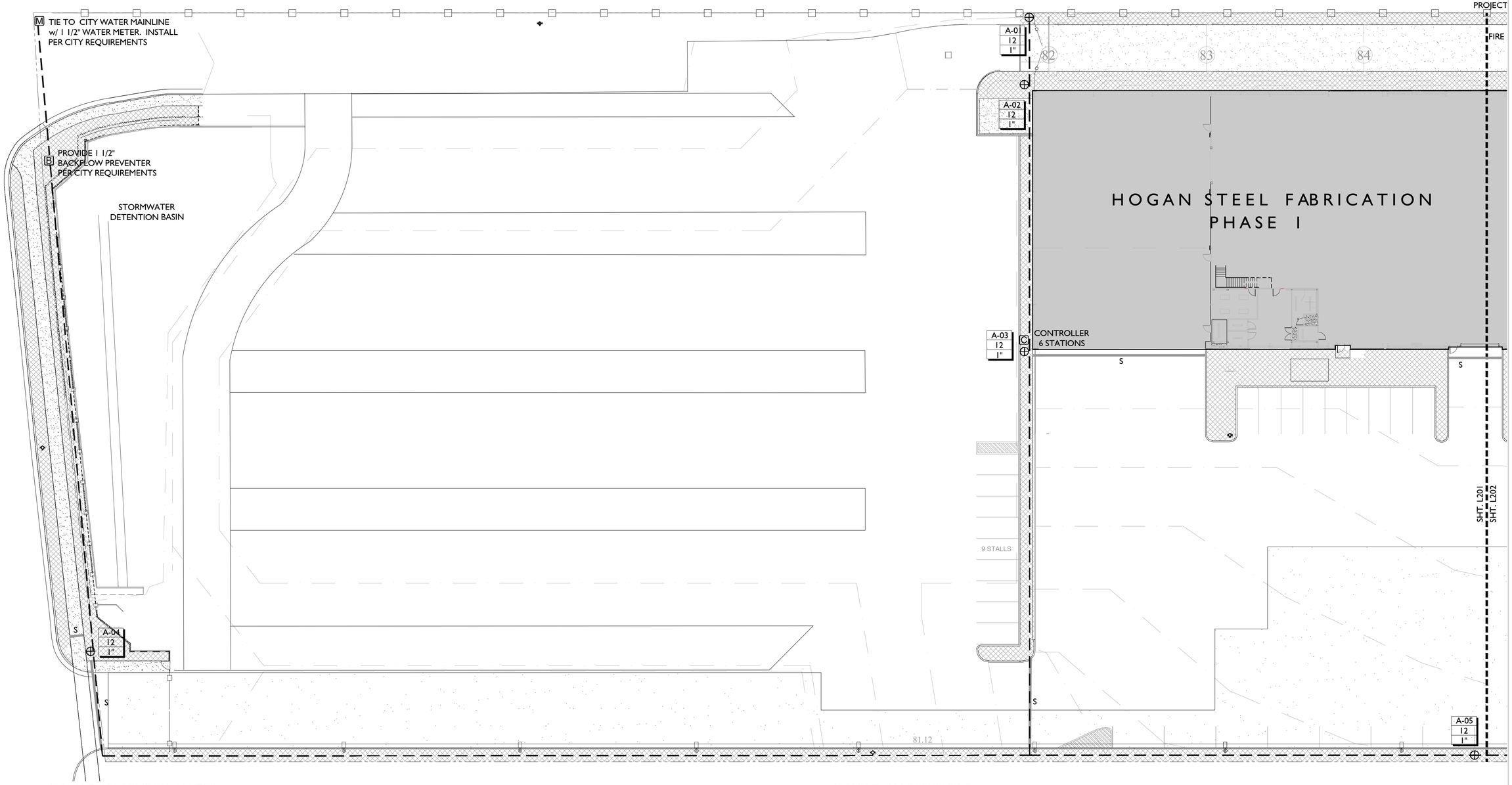
| # | REV. DESCRIPTION | DATE |
|---|---|---|
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

LANDSCAPE PLAN

L102




## IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUD UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.

## IRRIGATION PIPE SIZING SCHEDULE

| Distance - valve to end of lat. | 0 - 160 FT. | 160 - 200 FT. | 200 - 250 FT. | 250 - 300 FT. | 300 - 350 FT. |
|---|---|---|---|---|---|
| 3/4" SCH. 40 PVC PIPE | 0 - 8 GPM | 0 - 5 GPM | 0 - 4 GPM | 0 - 4 GPM | 0 - 3 GPM |
| 1" SCH. 40 PVC PIPE | 8 - 12 GPM | 5 - 10 GPM | 4 - 9 GPM | 4 - 8 GPM | 3 - 7 GPM |
| 1-1/4" SCH. 40 PVC PIPE | 12 - 22 GPM | 10 - 18 GPM | 9 - 18 GPM | 8 - 16 GPM | 7 - 14 GPM |
| 1-1/2" SCH. 40 PVC PIPE | 22 - 30 GPM | 22 - 30 GPM | 18 - 26 GPM | 16 - 24 GPM | 14 - 22 GPM |
| 2" SCH. 40 PVC PIPE | 30 - 50 GPM | 30 - 50 GPM | 26 - 50 GPM | 24 - 45 GPM | 22 - 40 GPM |
| 2 -1/2" SCH. 40 PVC PIPE | 50 - 70 GPM | 50 - 70 GPM | 50 - 70 GPM | 45 - 70 GPM | 40 - 65 GPM |
| 3" SCH. 40 PVC PIPE | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM |

## IRRIGATION SCHEDULE

SYM. MODEL

- Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
- Drip Control Zone - Rainbird XCZ-100-PRBCOM
- Quick Coupling Valve Assembly
- Ball Valve - 1 1/2"
- B Backflow Preventer - 1 1/2"
- M W ater Meter - 1 1/2"
- C Controller - Rainbird ESP8LXME - 8 Stations
- Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule
- 1 1/22" Sch 40 PVC Mainline
- S Irrigation Sleeving - See Plan for Locations and Details for Sizing
- A-01 / 26.7 / 1 1/2" — Controller - Valve # / GPM / Valve Size

A IRRIGATION PLAN
24" X 36" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT BLAKE No. 10088 LICENSED LANDSCAPE ARCHITECT

| ISSUE DESCRIPTION | DATE |
|---|---|
| | 6.26.2026 |

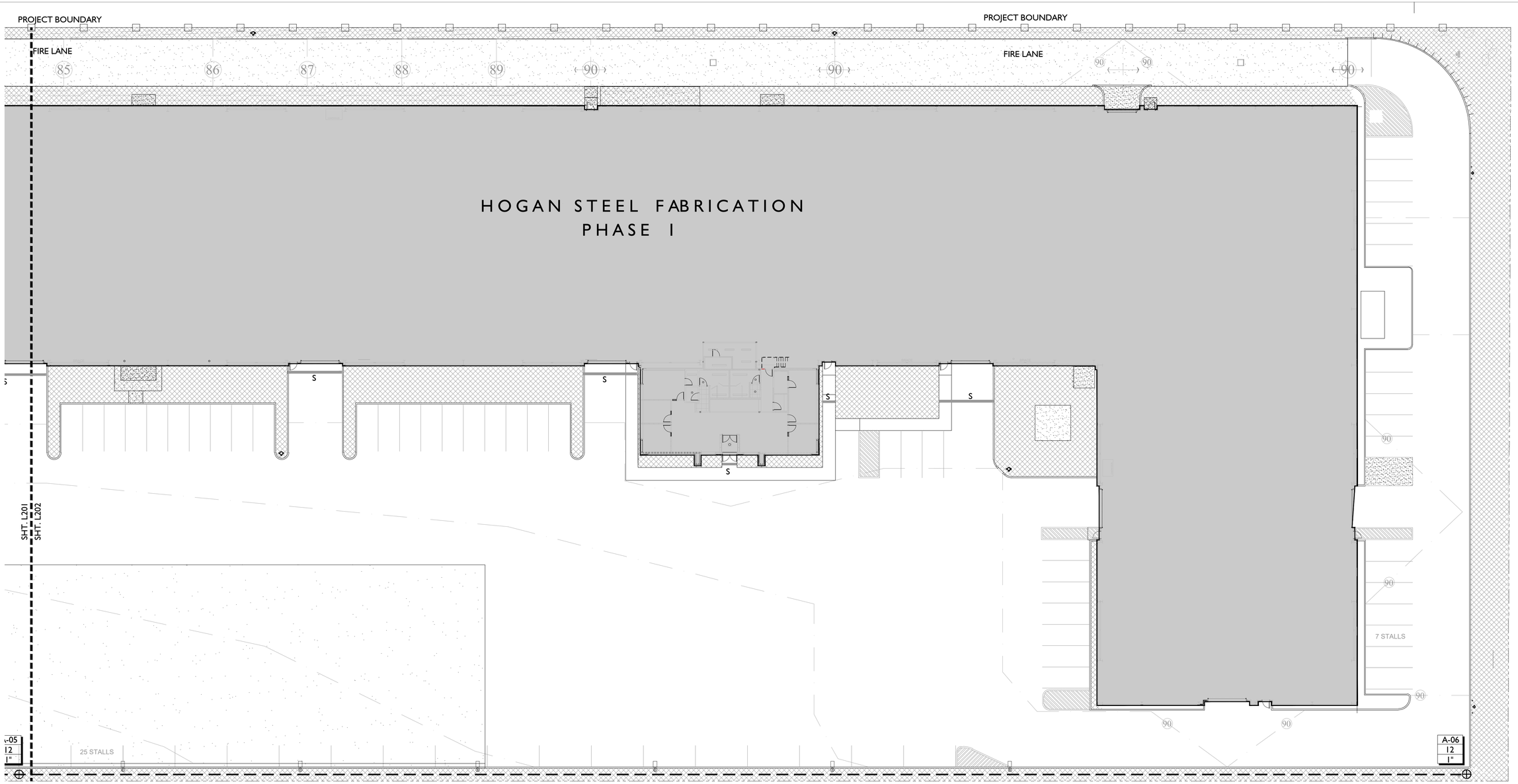
| # | REV. DESCRIPTION | DATE |
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE 1
1250 WEST 75 NORTH
CENTERVILLE, UTAH

IRRIGATION PLAN

L201




## IRRIGATION PIPE SIZING SCHEDULE

| Distance - valve to end of lat. | 0 - 160 FT. | 160 - 200 FT. | 200 - 250 FT. | 250 - 300 FT. | 300 - 350 FT. |
|---|---|---|---|---|---|
| 3/4" SCH. 40 PVC PIPE | 0 - 8 GPM | 0 - 5 GPM | 0 - 4 GPM | 0 - 4 GPM | 0 - 3 GPM |
| 1" SCH. 40 PVC PIPE | 8 - 12 GPM | 5 - 10 GPM | 4 - 9 GPM | 4 - 8 GPM | 3 - 7 GPM |
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| 1-1/2" SCH. 40 PVC PIPE | 22 - 30 GPM | 22 - 30 GPM | 18 - 26 GPM | 16 - 24 GPM | 14 - 22 GPM |
| 2" SCH. 40 PVC PIPE | 30 - 50 GPM | 30 - 50 GPM | 26 - 50 GPM | 24 - 45 GPM | 22 - 40 GPM |
| 2 -1/2" SCH. 40 PVC PIPE | 50 - 70 GPM | 50 - 70 GPM | 50 - 70 GPM | 45 - 70 GPM | 40 - 65 GPM |
| 3" SCH. 40 PVC PIPE | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM |

## IRRIGATION SCHEDULE

| SYM. | MODEL |
|---|---|
| | Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub |
| ⊕ | Drip Control Zone - Rainbird XCZ-100-PRBCOM |
| ⊙ | Quick Coupling Valve Assembly |
| ⋈ | Ball Valve - 1 1/2" |
| B | Backflow Preventer - 1 1/2" |
| M | Water Meter - 1 1/2" |
| C | Controller - Rainbird ESP8LXME - 8 Stations |
| ------ | Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule |
| — — | 1 1/22" Sch 40 PVC Mainline |
| S | Irrigation Sleeving - See Plan for Locations and Details for Sizing |
| A-01 / 26.7 / 1 1/2" | Controller - Valve # / GPM / Valve Size |

A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT THOMAS BLAKE
No. 10558
REGISTERED LANDSCAPE ARCHITECT

| ISSUE DESCRIPTION | DATE |
|---|---|
| | 6.26.2026 |

| # | REV. DESCRIPTION | DATE |
|---|---|---|
| | | |

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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

IRRIGATION PLAN

L202

# 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: Fineline Steel Fabrication Shop**

**Date: 6.30.26**

TRACKING HISTORY:

Application Submitted: 12.08.25
Completeness Checklist DRC Meeting (1): 6.22.26
Compliance Checklist DRC Meeting (2): 6.29.26
Compliance Review Staff:6.30.26

✓ ? X –

| Application Requirement | Code Reference | Department | Comments | |
|---|---|---|---|---|
| Original approved plan set of the final site plan | | Planning | Dated 10.06.2023 | ✓ |
| Copy of the terms and conditions for approval | | Planning | Planner added Planning Commission Decision Dated 06.08.2022 | ✓ |
| Complete Online Application Form | 12.21.110 | Planning | | ✓ |
| Application Fees | 20.130 | Planning | | ✓ |
| 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 | ~~Title report needs to submit one within 30 days of application submittal~~ | ✓ |
| List of current owners of each property as indicated by current records of the Davis County Recorder's Office. | 12.21.110 | Planning | Davis county has 975 FIFTY LLC as the owners but on the owner of affidavit Tyler Oliver and Blake Davis signed it | ✓ |
| Provide a statement describing the proposed project. | 12.21.110 | Planning | Joining access between Fineline existing property and the 88 south property with limited access easement. As well as updating the site plan to match the as built that was illegally done. | ✓ |

| | | | | |
|---|---|---|---|---|
| Copies of any agreements with adjacent property owners relevant to the proposed boundary line adjustment. | 12.21.110 | Legal | ~~Need to submit an access agreement between Fineline and Stokes~~ | ✓ |
| Signed Property Owner Affidavit | 12.21.110 | Planning/ Legal | Davis county has 975 FIFTY LLC as the owners but on the owner of affidavit Tyler Oliver and Blake Davis signed it | ✓ |
| A letter from providers, addressing the feasibility and their requirements to serve the project | | | ~~Century Link~~<br>✓ Deuel Creek Irrigation Co<br>✓ Dominion Energy<br>✓ Rocky Mountain Power<br>✓ South Davis Metro<br>✓ South Davis Sewer District<br>~~Utopia Fiber~~<br>~~Weber Basin Water District~~<br>~~Xfinity Cable Service~~<br>~~Davis County Health Department~~<br>~~UDOT Region One (1)~~ | ✓ |
| Plan Set including:<br>✓ Cover sheet<br>☐ Existing Conditions Inventory Sheet (Survey)<br>✓ Site Plan<br>✓ Grading and Drainage Sheet<br>✓ Utility Plan Sheet<br>✓ Building Elevation Sheet | 12.21.110 | | Has all pages but the cover page and the site plan are one and there is not Existing conditions inventory, will verify that as built is okay. Need to create site plan page | ✓ |
| **Site Plan** | | | | |
| Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets<br><br>One electronic copy shall be submitted<br><br>3 paper copies shall be submitted at the time of compliance review<br><br>Each Sheet should include the following:<br>✓ Engineer Contact information<br>✓ Name<br>✓ Phone number | 12.21.110 | Planning | Frank Murdock Jr<br>Architect & Associates<br>975 E 100 S Salt Lake City Utah 84102<br>801-532-4441<br><br>~~Need to add scale to the site plan page once created~~ | ✓ |

| | | | | |
|---|---|---|---|---|
| ✓Firm<br>✓Address<br>✓Page number<br>✓North Arrow<br>~~✓Scale~~ | | | | |
| **Site Plan Cover Page:** | | | | |
| Cover Page including the following:<br>✓Engineer Contact information<br>✓Name<br>✓Phone number<br>✓Firm<br>✓Address<br>✓Page number<br>✓Development Use<br>✓Engineer Stamp<br>~~✓Vicinity Map~~ | 12.21.110 & 15.05.060 | Planning | ~~Need to add vicinity map to the cover page, I recommend, creating a separate site plan page.~~ | ✓ |
| **Site Plan Sheet –** | | | | |
| Site address | 12.21.110 | Planning | 1250 W 75 N | ✓ |
| Total acreage | 12.21.110 | Planning | 392,229 sqft, 9.07 acreage | ✓ |
| Tax identification number for the parcel | 12.21.110 | Planning | 06-008-0034 | ✓ |
| Legal description of the property and parcel number | 12.21.110 | Planning | Planner Uploaded | ✓ |
| Tie to a Section monument | 12.21.110 | Engineering | | ✓ |
| The boundary lines of all lots in the project showing:<br>☐ Bearings<br>☐ Distances<br>☐ Dimensions<br>☐ Square footage<br>☐ Orientation<br>☐ Topography | 12.21.110 | Planning/ Engineering | | ✓ |
| Subject property existing and proposed buildings:<br>✓ Location<br>✓ Height<br>✓ Setbacks | 12.21.110 | Planning | Setbacks:<br>N: 33 ft (sheet AS 100)<br>S: 26 ft & 169 ft (sheet AS 100)<br>E: 64 ft (sheet AS 100)<br>W: 425 ft (sheet AS 100)<br>Highest Point: 36’ 3”<br>( sheet A 200) | ✓ |
| Relationship of the property to adjoining properties and uses for of existing and proposed buildings:<br>✓ Location<br>✓ Height | 12.21.110 | Planning | Need to show the Stokes Stevens property building | ✓ |

| | | | | |
|---|---|---|---|---|
| ✓ Setbacks | | | | |
| Location, arrangement and layout of landscaping and open space (addental checklist is required) | 12.21.110 | Planning | ~~Landscaping plan not submitted~~ | ✓ |
| Location, dimensions, and labeling of other features such as:<br>✓ irrigation facilities<br>☐ ~~bridges~~<br>☐ ~~railroad tracks~~<br>✓ buildings<br>☐ ~~bicycle racks~~<br>✓ dumpsters<br>☐ ~~trash cans~~<br>✓ Dumpsters<br>✓ fences/ retaining walls (with grading plan)<br>✓ signage<br>✓ mechanical equipment | 12.21.110 | Planning | ~~Irrigation can be added to the landscaping plan, dumpsters not indicated on the site plan, signs sheets need to be part of the plan set, Need to show the outline of the laydown yard for the south side of the building~~<br><br>2 FUME EXTRACTIONS & BOTTLE RACK SHOWN ON THE NORHT SIDE OF THE PROPERTY,<br>Fence height is 6',<br>Sign is 6' 6". | ✓ |
| A sheet showing all retaining walls details, including their height relative to proposed grades (when involves fences, walls, grade changes, or in the Hillside Overlay Zone) | 12.21.110 | Planning | See sheet AS 501 & AS 502 | ✓ |
| An elevation plan drawn to scale showing elevations of existing and proposed structures | 12.21.110 | Planning | Per CZC 12.35.300 45' Max. | ✓ |
| Layout, dimensions, and names of existing and future road right-of-way, private street, and sidewalks | 12.21.110 | Public Works | | ✓ |
| Traffic circulation patterns | 12.21.110 | Engineering | None provided | |
| Pedestrian circulation patterns | 12.21.110 | Engineering | None provided | |
| Access to the property | 12.21.110 | Engineering/ Public Works | | ✓ |
| Final Parking Plan | 12.21.110 | Planning/ Public Works | 6.29. 26:<br>~~93 parking stalls shown Building is 106, 060 SQFT Per CZC 12.52.300 '1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater" so there needs to be AT LEAST 106 parking stalls. This will need to have a parking waiver or will need to add 13 parking stalls~~ | ✓ |

| | | | | |
|---|---|---|---|---|
| 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:<br>✓ Setbacks from all property lines<br>✓ Impervious surface sq ft and %<br>✓ Square footage of building footprint<br>✓ Square footage of total building floor area<br>✓ Square footage of street rights of way<br>~~Residential Units~~<br>~~Commercial Units~~<br>✓ Structure heights<br>~~Distance between buildings~~<br>✓ Parking number<br>~~Density~~ | 12.21.110 | ~~Planning~~ | ~~Need the West side setback, Need Impervious surface sqft and percent, Need to indicate the total floor area,~~ **~~Floor Area, Total~~**~~: The amount of non-residential square footage contained within all buildings or structures on a building site in a public facility, commercial, or industrial zone, measured from outside wall surfaces and including basements, garages, porches, utility rooms, stairways, recreation rooms and storage rooms but excluding unroofed balconies and patios, Need to give accurate parking count~~ | ✓ |
| 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 | N/A | ✓ |
| Any existing easements, driveways, utilities and infrastructure improvements | 12.21.110 | Planning | Will verify with Kevin and Mike C | ✓ |
| **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/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of streams drainage course. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of floodplains located on or within 100 feet of the subject property. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Floodplains shall be as delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps | 12.50.040 | Public Works-Drainage | Submittals are AS BUILT | ✓ |
| Floodplain elevations for a 100 year flood event shall be depicted by topographic delineation | 12.50.040 | Public Works-Drainage | Submittals are AS BUILT | ✓ |

| | | | | |
|---|---|---|---|---|
| Depiction of the slope categories based on the City topographic maps:<br><br>○ 0-10%;<br>○ 10-20%;<br>○ 20-30%;<br>○ 30% or more. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of sensitive soils (as identified on any soil survey prepared for a government body). | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Description of soil limitations on development | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Description of soils with severe limitation shall be noted separately | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of seasonal high water table | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of flood hazard | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of poor drainage | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of wetland/hydric soil conditions | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of high shrink/swell potential | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of shallow depth to bedrock | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of excessive slopes | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of high susceptibility to erosion | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of wetlands which are required to be delineated by the Clean Water Act. | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction wetlands by a line denotating the boundaries | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| A copy of any application for authorization to impact or alter wetlands | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of shrub and tree stands (as indicated by recent aerial photos) | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |

| | | | | |
|---|---|---|---|---|
| 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 | Submittals are AS BUILT | ✓ |
| Depiction of any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| 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 | Submittals are AS BUILT | ✓ |
| 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 | Submittals are AS BUILT | ✓ |
| Depiction of cultural and historic resources, including cemeteries, identified in the General Plan | 12.50.040 | Planning | N/A | ✓ |
| Note whether the property is located within a designated historic district. | 12.50.040 | Planning | N/A | ✓ |
| 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 | | ✓ |
| Areas of substantial earth moving with an erosion control plan | 12.21.110 | Public Works/ Engineering | | ✓ |
| Storm Water Maintenance Plan Submitted | Title 16 | Public Works/ Engineering | Will be part of the on going review with Storm Drainage staff | – |
| Storm Water Maintenance Plan Agreement Signed | Title 16 | | Will be part of the on going review with Storm Drainage staff | – |
| Location of existing:<br>✓ water course<br>✓ canals<br>✓ ditches<br>✓ springs<br>✓ wells<br>☐ culverts<br>☐ storm drains | 12.21.110 & Title 16 | Public Works/ Engineering | | – |
| Location of any designated floodplain and/or wetland boundaries | 12.21.110 & Title 16 | Public Works/ Engineering | | ✓ |
| Direction of:<br>✓ storm water flows | 12.21.110 | Public Works/ Engineering | ~~Detention Pond not properly constructed to~~ | ✓ |

| | | | | |
|---|---|---|---|---|
| ✓ catch basins<br>✓ inlets<br>✓ outlets<br>✓ waterways<br>✓ culverts<br>✓ detention basins<br>✓ orifice plates<br>outlets to off-site facilities<br>~~off-site drainage~~ | | | ~~outflow to SDMH in 1250 West Street~~<br>Will need to clear out the outlet to the city street and be monitored by Storm Drainage Staff once rain occurs. | |
| **Utility Plan Sheet:** | | | | |
| All existing and proposed utilities including, but not limited to:<br>☐ Sewer<br>☐ culinary water<br>☐ secondary water<br>☐ fire hydrants<br>☐ storm drains<br>☐ subsurface drains<br>☐ gas lines<br>☐ power lines<br>☐ communications lines<br>☐ cable television lines<br>☐ streetlights | 12.21.110 | Public Works/ Engineering | ~~Show existing invert of 18" stub of 4176.52 from ALTA survey~~<br><br>~~Show existing invert from ALTA survey of 4175.59~~ | ✓ |
| 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 | | ✓ |
| Contour Drainage Plans | Title 16 | Public Works/ Engineering | | ✓ |
| Cut and Fill Specifications | 15.05.030 & 15.05.070 | Public Works/ Engineering | | ✓ |
| 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 reviewed and approved by the City prior to final approval of a development project. | 12.21.110 | Public Works/ Engineering | | ✓ |
| Location and dimensions of all utility easements | 12.21.110 | Public Works/ Engineering | | ✓ |

| Building Elevations Sheet: | | | | |
|---|---|---|---|---|
| Accurate front, rear, and side elevations drawn to scale | 12.21.110 | Planning | | ✓ |
| Exterior surfacing materials and colors, including roofing material and color | 12.21.110 | Planning | | ✓ |
| Outdoor lighting, furnishings, and architectural accents | 12.21.110 | Planning | | ✓ |
| Location and dimensions of signs proposed to be attached to the buildings or structure | 12.21.110 | Planning | | ✓ |

Additional items to note:

Planner:

~~Need to apply to have the South Davis Metro review your plans and approved (Home | sdmetrofire.org:~~
Approved plan submitted

~~The laydown yard might need to be screened. I think the intent of the outdoor storage screening per CZC 12.51.110 Screening Requirements is to screen it from the public, off site. However, the same vocabulary is used for trash receptacles, and we require this to be screened from the public, onsite.~~:

Deemed to be acceptable and that the outdoor storage yard meets the intent of the code per DRC staff discussions.

# CENTERVILLE CITY

## DEPARTMENT OF BUILDING & SAFETY

655 NORTH 1250 WEST
CENTERVILLE, UT 84014
(801) 292-8232 • centervilleutah.gov

# CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements of Section 110.3 of the International Building Code, certifying that at the time of issuance, this building or structure was in compliance and finds no violations of the provisions of this Code or other laws that are enforced by the Department of Building & Safety. This Certificate is for the following:

| | | | | | |
|---|---|---|---|---|---|
| Permit Type: | **FINELINE STEEL FABRICATION BUILDING** | Building Permit #: | **CEV220920-155** | Building Code: | **2018 IBC** |

Occupancy Group(s): **F-2 101,500 SQ FT**
**B 4,182 SQ FT**

Type of Construction: **2-B**

Occupant Load: **250**

Fire Sprinkled: **YES**

Zoning: **I-VH**

| | | | |
|---|---|---|---|
| Property Owner: | **HOGAN & ASSOCIATED CONSTRUCTION** | Mailing Address: | **940 NORTH 1250 WEST CENTERVILLE, UT 84014** |
| Building Address: | **975 WEST 50 SOUTH** | Locality: | **CENTERVILLE CITY** |

Special Condition(s): **NO**

Floodplain: **NO**

Zone: **"X"**

Elevation Certified: **N/A**

*Jon Hansen*

Jon Hansen, Centerville City Building Official

*October 28, 2024*

Date of Approval

**POST IN A CONSPICUOUS LOCATION**

## 12.21.110 Site Plan Review

(a) Purpose. This Section sets forth procedures for considering and approving a site plan. Such procedures are intended to provide for orderly, harmonious, safe and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the General Plan and this Title.

(b) Authority. The Planning Commission is authorized to approve site plans as provided in this Section.

(c) Initiation. A property owner may request approval of a site plan as provided in this Section. An agent of a property owner shall provide an affidavit of authorization.

(1) Site Plan approval is a two-step process consisting of: (1) conceptual site plan review and approval; and (2) final site plan review and approval. In order to provide for appropriate review and analysis, conceptual and final site plan applications shall not be reviewed by the Planning Commission concurrently or at the same meeting.

(2) Conceptual and final site plan review and approval shall be required for any of the following uses unless expressly exempted from such requirement by another provision of this Title:

(A) Any multiple-family residential use;

(B) Any public or civic use;

(C) Any commercial use;

(D) Any industrial use; or

(E) Any planned development within a PDO zone.

(3) When site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to site plan approval.

(d) Conceptual Site Plan Approval. An application for conceptual site plan approval shall be considered and processed as provided in this Subsection.

(1) A complete application for conceptual site plan approval shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits as set forth in the City Fee Schedule.

(2) A conceptual site plan shall be drawn to scale and shall show a realistic layout reflecting how the property reasonably could be developed considering existing and envisioned conditions on the subject property and adjoining property, and the development standards of the zone in which the property is located.

(A) A conceptual site plan application shall include at least the following information:

(i) The name, address, email and telephone number of the applicant and the applicant's agent, if any;

(ii) Legal description of the property and parcel number;

(iii) Lot or parcel dimensions, square footage, and orientation;

(iv) Location, topography, and layout of proposed lots;

(v) Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property;

(vi) Proposed use of the buildings and site;

(vii) Location and height of existing and proposed walls and fences;

(viii) Height, bulk and preliminary elevations of proposed buildings;

(ix) Location, arrangement and layout of landscaping and open space;

(x) Location, name and width of existing and proposed streets and sidewalks;

(xi) Traffic and pedestrian circulation patterns, including proposed access to the property;

(xii) Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas;

(xiii) Location, number, type, and size of signs;

(xiv) Preliminary utility plans, including water, sewer, and storm drainage plans, including availability of utilities;

(xv) Proposed reservations for parks, playgrounds, school, and other public facility sites, if any;

(xvi) Relationship of the property to adjoining properties and uses;

(xvii) Tables showing the number of acres in the proposed development and a land use summary; and

(xviii) A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

(3) After an application for conceptual site plan is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.

(4) The Planning Commission shall schedule and hold a public hearing on the proposed conceptual site plan. Public notice of the public hearing and public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration, the Planning Commission shall accept, accept with conditions, or reject the application pursuant to the standards set forth herein. Any conditions of acceptance shall be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements. Any conceptual site plan acceptance for a planned development shall not be effective until and unless a corresponding Planned Development Overlay Zone is approved by the City Council.

(5) A conceptual site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed.

(e) Final Site Plan Approval. An application for final site plan approval shall be considered and processed as provided in this Subsection.

(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.

(2) Final site plan application shall include at least the following information:

(A) The name, address, email and telephone number of the applicant and the applicant's agent, if any.

(B) The uses for which site plan approval is requested.

(C) A set of development plans showing the information required in Subsections (i) to (vi) of this Subsection. The information required by each Subsection shall be shown on separate sheets. Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets. Except for the landscaping plan, the plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah. One set of plans, reduced to fit on 11" x 17" inch paper, shall be provided.

(i) Site plan showing the following:

(1) All infrastructure and development facilities related to the project located within 250 feet of the site boundary;

(2) Layout, dimensions, and names of existing and future road rights-of-way;

(3) Project name, North arrow, and tie to a Section monument;

(4) The boundary lines of the project site with bearings and distances;

(5) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;

(6) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;

(7) Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings; and

(8) A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.

(ii) Identification of property, if any, not proposed for development.

(iii) Grading and drainage plan showing the following:

(1) North arrow, scale, and site plan underlay;

(2) Topography contours at two foot intervals;

(3) Areas of substantial earth moving with an erosion control plan;

(4) Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water;

(5) Location of any designated flood plain and/or wetland boundaries; and

(6) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City requirements.

(iv) Utility plan showing the following:

(1) North arrow, scale, and site plan underlay;

(2) 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, and street lights;

(3) Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations;

(4) Location and dimensions of all utility easements; and

(5) A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project.

(v) Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening).

(vi) Building elevations for all buildings showing the following:

(1) Accurate front, rear, and side elevations drawn to scale;

(2) Exterior surfacing materials and colors, including roofing material and color;

(3) Outdoor lighting, furnishings and architectural accents; and

(4) Location and dimensions of signs proposed to be attached to the building or structure.

(D) 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 reviewed and approved by the City prior to final approval of a development project.

(E) Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.

(F) Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator.

(G) A traffic impact analysis, if requested by the City Engineer or the Planning Commission.

(H) Warranty deed and preliminary title report or other document showing the applicant has control of the property.

(I) Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property located within 400 feet thereof.

(3) After the application for final site plan is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.

(4) The Planning Commission shall schedule and hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (f). Public notice of the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.

(5) After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

(6) Prior to the issuance of any building permit, the applicant shall provide the City a copy of the approved final site plan which includes any required corrections or revisions. Once in final, approved form, a site plan shall be dated and marked "approved" by the City and shall be used as the basis for inspecting development and construction on the property subject to the site plan.

(7) A record of all site plan approvals shall be maintained in the office of the Zoning Administrator.

(f) Standards for Approval. The following standards shall apply to the approval of a site plan.

(1) A final site plan shall conform to its associated conceptual site plan.

(2) The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:

(A) The planned development of the entire site; and

(B) The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.

(3) A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

(g) Improvements Agreement. Prior to or as a condition of final site plan approval by the Planning Commission, the developer shall enter into an Improvements Agreement acceptable to the City providing security to ensure completion of any and all public improvements required to be installed in connection with the site plan development. The Improvements Agreement shall comply with the provisions and requirements of CMC 15 (Subdivisions) regarding Improvements Agreements for subdivision development. The warranty period for site plan Improvements Agreements shall be as set forth in CMC 15 (Subdivisions) regarding the warranty period for public improvements for subdivision development.

(h) Planned Centers. Individual uses in a planned center shall be subject to the following requirements:

(1) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines, and a list of uses allowed in the planned center.

(2) Development guidelines for a planned center shall, at a minimum, address the following topics:

(A) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc);

(B) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;

(C) Landscaping and open space standards;

(D) Signage;

(E) Exterior lighting;

(F) Parking, pedestrian and vehicular circulation, and access to the site;

(G) Rights of access within the center (use of cross easements, etc);

(H) Development phasing and improvements to be completed with each phase;

(I) Outdoor sales, storage and equipment;

(J) Fencing and walls; and

(K) Maintenance standards and responsibilities.

(3) After approval of a planned center, individual uses therein may be approved pursuant to a building permit. Building permits for individual uses within an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines, and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

(i) Appeal of Decision. Any person adversely affected by a final decision of the Planning Commission or Zoning Administrator regarding approval or denial of a site plan may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

(j) Effect of Approval. Every site for which a site plan has been approved shall conform to such plan.

(1) A building permit shall not be issued for any building or structure, external alterations thereto, or any sign or advertising structure until the provisions of this Section have been met. No structures or improvements may be constructed unless shown on an approved site plan or required by law.

(2) Approval of a site plan shall not be deemed an approval of any conditional use permit or other permit. Approval of such permits shall be obtained in accordance with applicable provisions of this Title and other applicable provisions of the Centerville Municipal Code.

(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;

(B) Any proposed change of use is consistent with uses permitted on the site;

(C) Existing uses were permitted when the site plan was approved, or have received a conditional use permit;

(D) The proposed use and site will conform to applicable requirements of the Centerville Municipal Code;

(E) The proposed alteration or expansion meets the approval standards of Subsection (f);

(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

(G) The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure.

(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.

(l) Revocation. A site plan approval may be revoked as provided in CZC 12.23.070.

(m) Expiration.

(1) A conceptual site plan approval shall expire and have no further force or effect if a completed application for final site plan approval is not submitted within one year after the conceptual site plan is approved.

(2) A final site plan 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.

HISTORY
*Adopted by Ord. 2016-20 on 7/15/2016*
*Amended by Ord. 2022-17 on 8/16/2022*

# Phasing Plan

Our project will consist of two phases. Phase 1 consists of the construction of our new fabrication facility along with a full property development including all utilities, storm water, and street front landscaping. A storm water detention basin on the northwest side of the property will also be in this phase as well. The north access road will remain and tie into the new fire lane access road along the north side of the fab shop. The road will remain operational throughout construction of both phases. These activities will all take place as Phase 1 of the development. Material staging for Phase 1 will take place in the space used for the construction of Phase 2.

Phase 2 will the consist of the construction of the cabinet shop which is still to be designed by the design team.

During construction of both phases, a screened construction fence will remain in place along the street frontage of 1250 W. Throughout the duration of both Phases, the site will be kept clean of trash and debris and will be maintained even after construction of Phase 1 is completed. Leading into the start of Phase 2, the site may be used to store materials and equipment for the Steel Fabrication facility and will be upkept by the Steel Fabrication site.

**Centerville City**
Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

# UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

| | | | |
|---|---|---|---|
| **Project** | Hogan Steel Fabrication Shop Expansion | | |
| **Project Address** | 975 West 50 South Centerville, UT 84014 | | |
| **Applicant** | Chris Marchant | | |
| **Applicant Email** | cmarchant@hoganconstruction.com | | |
| **Applicant Phone** | 801-951-7000 | | |
| | | | |
| **Reviewed By** | Keith Perkins | **Title** | Const. Manager |
| **Email** | KPerkins@UTOPIAFIBER.com | **Phone** | 801-613-3863 |
| **Agency/Utility Co.** | UTOPIA Fiber | **Date** | 5/20/22 |

**Question 1**

- We can provide service for this project? (Y) or N
- We will require additional and/or different configuration of easements? Y or (N)
  *If yes, please detail on the plan(s)*

**Question 2**

- Any special onsite or offsite requirements for this project? Y or (N)
  List here:

_____

_____

**Question 3**

- Are there fees required from the developer before utility company improvements can be installed? Y or (N)

**Additional comments** regarding this project that the City may need to know:

_____

**Questions regarding this form,** contact Community Development Department 801.292.8232; Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752
**THANK YOU!**

**Centerville City**
Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
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| **Applicant Phone** | 801-951-7000 |

| | | | |
|---|---|---|---|
| **Reviewed By** | Shane McFarland | **Title** | Engineer |
| **Email** | smcfarland@weberbasin.com | **Phone** | 801-771-1677 |
| **Agency/Utility Co.** | Weber Basin Water Conservancy Dist. | **Date** | 5/24/2022 |

**Question 1**

- We can provide service for this project? Y or (N)
- We will require additional and/or different configuration of easements? Y or N
  *If yes, please detail on the plan(s)*

**Question 2**

- Any special onsite or offsite requirements for this project? Y or N
  List here:

  _____

  _____

**Question 3**

- Are there fees required from the developer before utility company improvements can be installed? Y or N

**Additional comments** regarding this project that the City may need to know:
Weber Basin does not currently have service to this parcel. It it outside our service area.

**Questions regarding this form,** contact Community Development Department 801.292.8232; Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752
**THANK YOU!**

# Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com


UTILITY PROVIDERS

- **CENTURYLINK ENGINEER**
  Mailing: 431 26TH St, Floor 2, Ogden, UT 84401

- **DEUEL CREEK IRRIGATION CO.**
  **Secondary Water South of Chase**
  Mailing: PO Box 429, Centerville, UT 84014
  Office: 15 E Center St, Centerville
  Phone: 801-298-3675
  Fax: 801-298-2229

- **DOMINION ENERGY**
  Mailing: PO Box 45360, SLC, UT 84145
  Office: 1140 West 200 South, Salt Lake City
  Contact: Tony Stephens
  Phone: 801-324-3967

- **ROCKY MOUNTAIN POWER**
  Mailing: 1407 W North Temple, SLC, UT 84116
  Customer Service: 1-800-469-3981

- **SOUTH DAVIS METRO FIRE**
  Mailing: PO Box 1547, Bountiful, UT 84011
  Office: 255 South 100 West, Bountiful
  Contact: Casey Vorwaller, Fire Marshal
  Phone: 801-677-2407
  cvorwaller@sdmetrofire.org

- **SOUTH DAVIS SEWER DISTRICT**
  Mailing: PO Box 14011, SLC, UT 84114
  Office: 1800 W 1200 N, West Bountiful
  Contact: Susanne Monsen
  Phone: 801-295-3469
  sm@sdsd.us

- **UTOPIA FIBER**
  Contact: Keith Perkins, Construction Mgr.
  Mailing: 5858 S 900 E, Murray, UT 84121
  Office: 801-613-3863
  Cell: 801-330-5601
  kperkins@utopiafiber.com

- **WEBER BASIN WATER DISTRICT**
  **Secondary Water North of Chase**
  Mailing: 2837 E Hwy 193, Layton, UT 84040
  Phone: 801-771-1677
  Email: smobley@weberbasin.com (mail a copy as well)

- **XFINITY CABLE SERVICES BY COMCAST**
  Mailing: 751 W Antelope Dr, Layton, UT 84041
  Office: 1-800-266-6678

## Only when applicable, the following providers

- **DAVIS COUNTY HEALTH DEPT**
  **Food Service, Daycare, Personal Care**
  Mailing: PO Box 618, Farmington, UT 84025
  Office: 22 South State Street, Clearfield
  Phone: 801-525-5128
  Fax: 801-525-5119

- **UDOT Region One**
  **Project fronting UDOT street**
  Mailing: 166 W Southwell St, Ogden, UT 84404
  Contact: David Alger
  Phone: 801-620-1654

**Questions regarding this form,** contact Community Development Department 801.292.8232; Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752
**THANK YOU!**

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

12840 Pony Express Road
Draper, Utah 84020

May 24, 2022

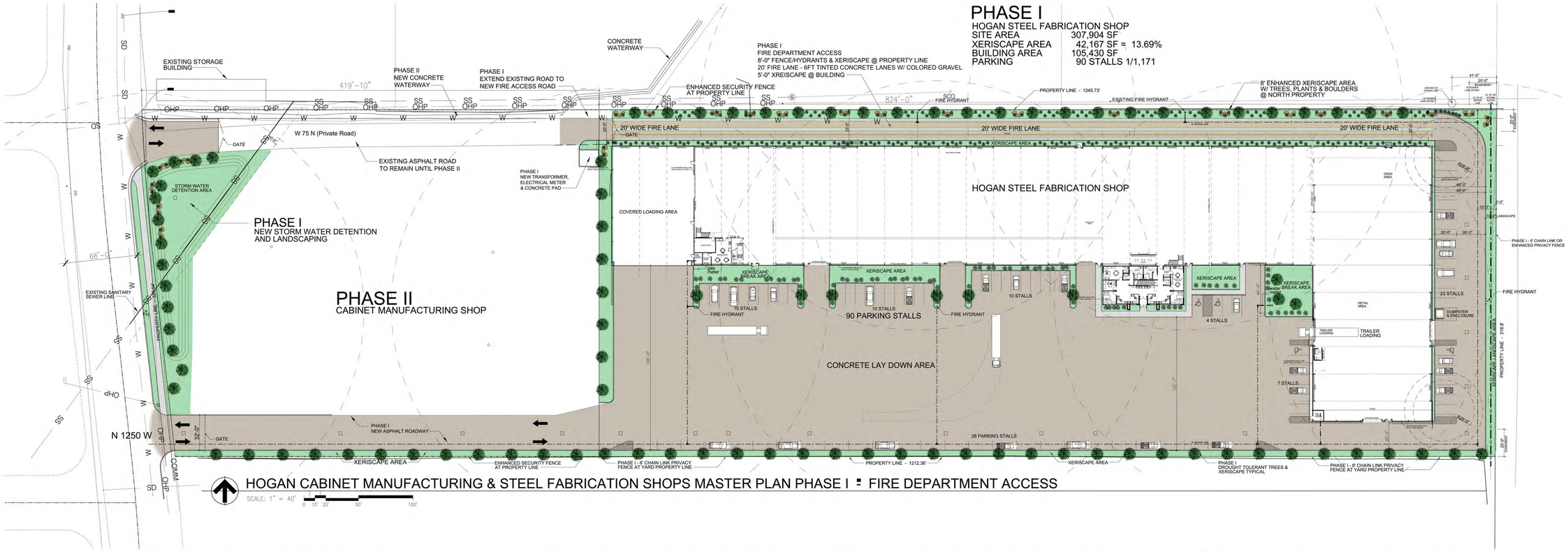
To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Steel Fabrication Building** project located at **975 W 50 S, Centerville, Utah** with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

–

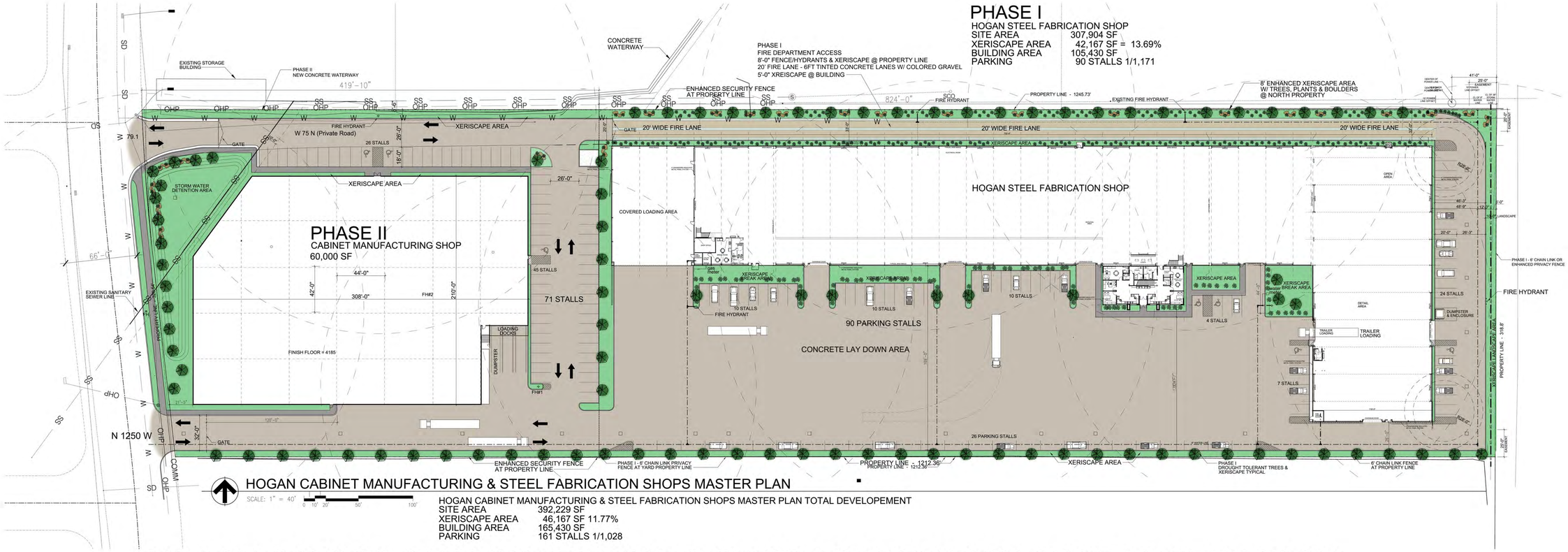
Rocky Mountain Power


HOGAN CABINET & STEEL FABRICATION SHOPS
MASTER PLAN
EXISTING STEEL
FABRICATION SHOPS
Legacy Ln
W 200 N
1250 W
1050 W
Tile Traditions
Aspen Springs Storage & RV
Extra Space Storage
Davis County Handyman
N 1250 W
The Bridge Community
W 75 N
Baker Automotive
Echo Broadband
Wasatch Mountain Excavating, Inc
Greenix Pest Control
Graveyard Performance
W 50 S
Veterans Memorial Hwy
15
89




# HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN PHASE I

JUNE 2, 2022

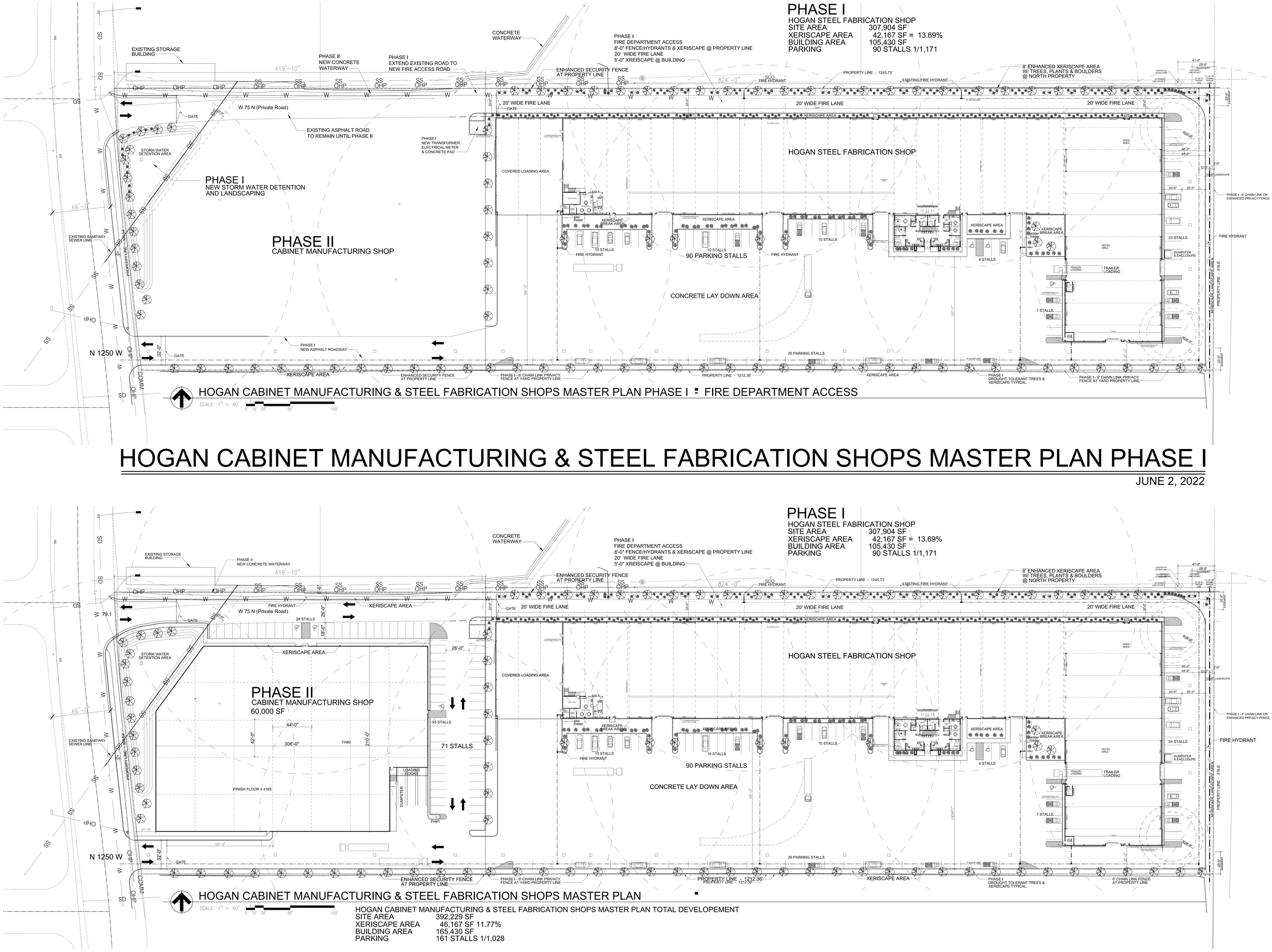



HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN TOTAL DEVELOPEMENT

| | |
|---|---|
| SITE AREA | 392,229 SF |
| XERISCAPE AREA | 46,167 SF 11.77% |
| BUILDING AREA | 165,430 SF |
| PARKING | 161 STALLS 1/1,028 |

# HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOP MASTER PLAN

JUNE 2, 2022



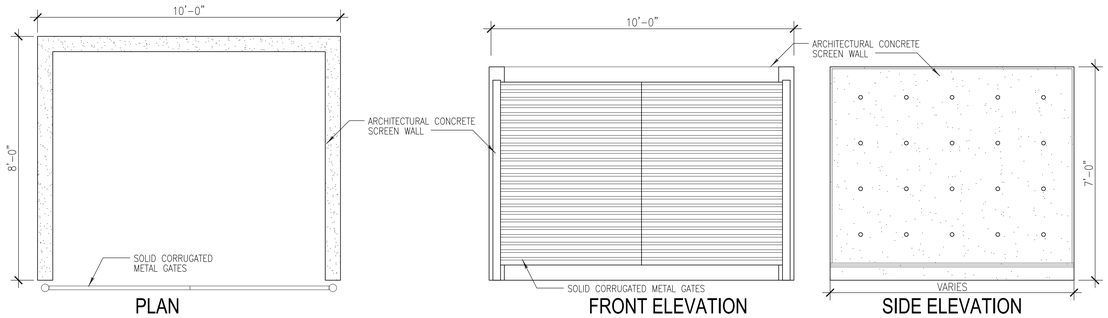

# HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN PHASE I

JUNE 2, 2022




# HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOP MASTER PLAN

JUNE 2, 2022




PLAN

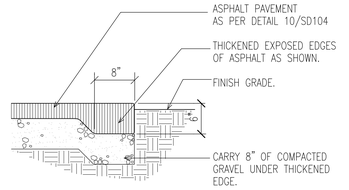
FRONT ELEVATION

SIDE ELEVATION

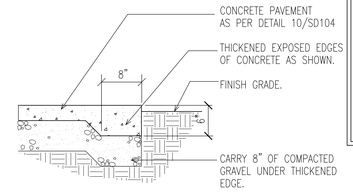
24 AS501 DUMPSTER ECLOSURE
NOT TO SCALE



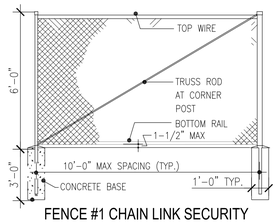

22 AS501 EXTERIOR BUILDING NUMBERS
NOT TO SCALE



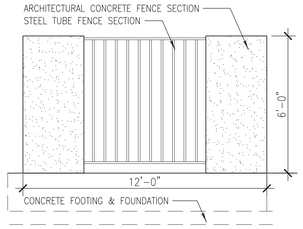

21 AS501 STAIR NOSING SECTION
NOT TO SCALE




20 AS501 CONCRETE EDGE DETAIL
SCALE: NOT TO SCALE




FENCE #1 CHAIN LINK SECURITY




FENCE #2 CONCRETE & STEEL SECURITY

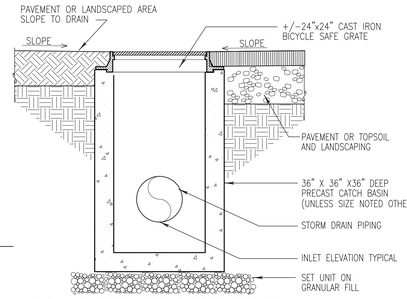


FENCE #3 MINIMUM PRIVACY FENCE SAME AS #1 WITH SLATS. CONCRETE & MASONRY WILL ALSO BE CONSIDERED

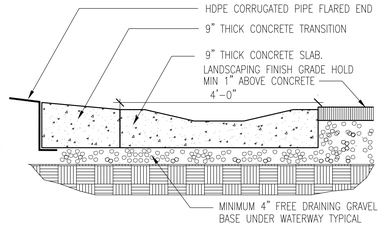
16 AS501 FENCE DETAILS
NOT TO SCALE



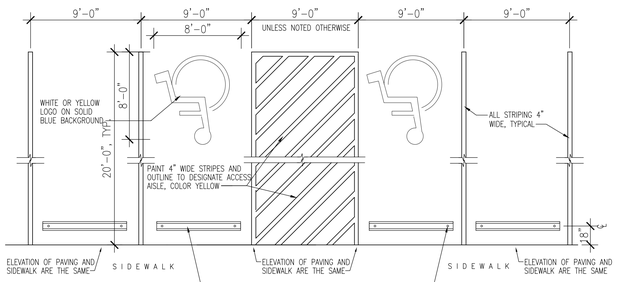

17 AS501 CONCEPT MONUMENT SIGN (MAXIMUM ENVELOPE) BY OWNER
NOT TO SCALE




18 AS501 CATCH BASIN SECTION
SCALE: 3/4" = 1'-0"

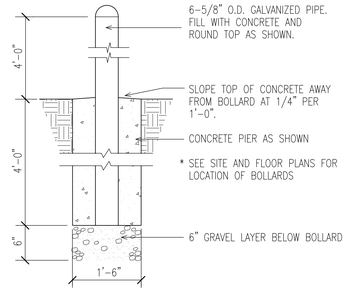



19 AS501 HDPE CORRUGATED PIPE FLARED END
SCALE: NONE

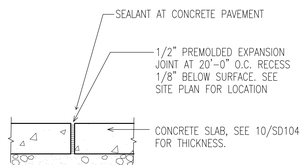



NOTE: MAXIMUM SLOPE IN ANY DIRECTION AT HANDICAP PARKING STALLS AND ACCESS AISLE IS 1:50 (2%). ALL STRIPING TO BE APPLIED IN TWO (2) COATS. REFER TO SITE PLAN FOR HANDICAP PARKING STALL LOCATIONS.

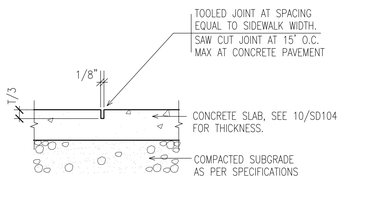
15 AS501 HANDICAP STRIPING DETAIL
NOT TO SCALE



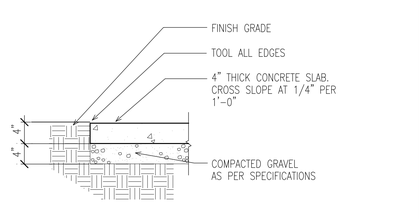

14 AS501 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



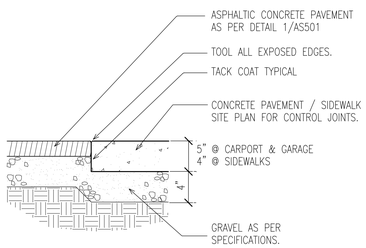

13 AS501 EXPANSION JOINT DETAIL (EJ)
SCALE: 1-1/2" = 1'-0"



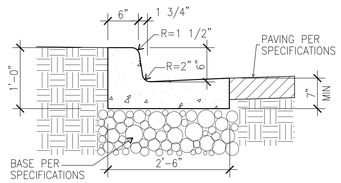

12 AS501 CONTROL JOINT DETAIL (CJ)
SCALE: 1-1/2" = 1'-0"



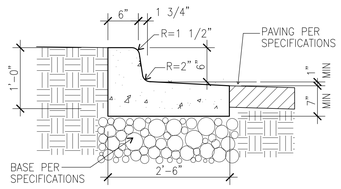

11 AS501 CONCRETE SIDEWALK DETAIL
SCALE: 1" = 1'-0"



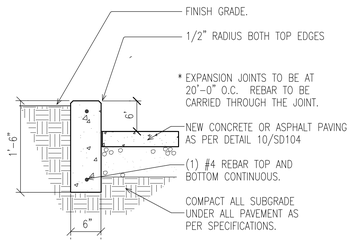

5 AS501 CONCRETE/ASPHALT EDGE
SCALE: NOT TO SCALE



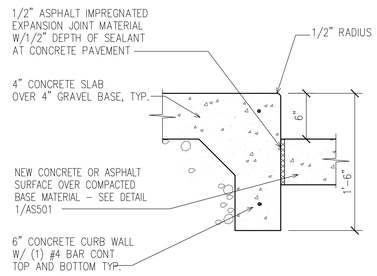

6 AS501 INFLOW CURB AND GUTTER DETAIL
NOT TO SCALE



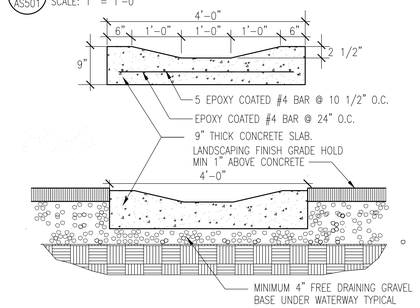

7 AS501 OUT FLOW CURB AND GUTTER DETAIL
SCALE: 1" = 1'-0"



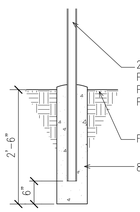

8 AS501 CONCRETE CURB DETAIL
SCALE: NONE



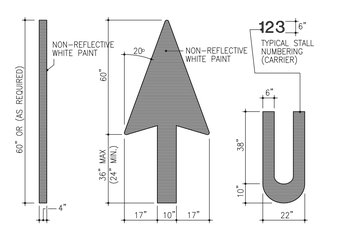

9 AS501 ROLL DOWN CURB DETAIL
SCALE: 1-1/2" = 1'-0"




10 AS501 WATERWAY AT STORM WATER BASIN
SCALE: NOT TO SCALE

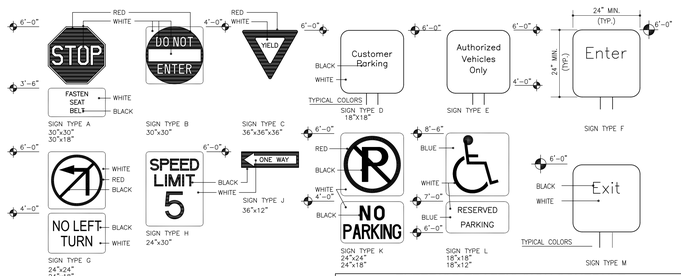



4 AS501 EXTERIOR SIGNAGE SUPPORT
SCALE: 3/4" = 1'-0"




NOT TO SCALE

3 AS501 PAVEMENT MARKINGS
SCALE: NONE



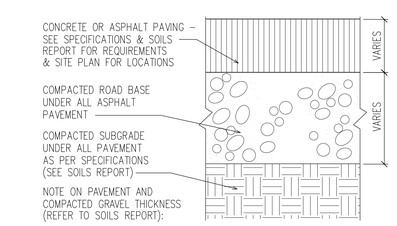

NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 2'-0". USE A SQUARE 2"x2" TUBE OF 1/8" ALUM. FOR SIGN POSTS. FABRICATE SIGN PANELS OF 1/8" ALUMINUM. PROVIDE WITH PERMANENT WEATHERPROOF ALUMINUM CAP. PROVIDE DOUBLE POSTS AT ALL BACK-TO-BACK SIGNS.
2. SEE SIGN SCHEDULE FOR QUANTITIES. LOCATE AS DIRECTED BY OWNER AND ARCHITECT.

EXTERIOR TRAFFIC SIGN SCHEDULE

| SIGN TYPE | QUANTITY | SIGN TYPE | QUANTITY | SIGN TYPE | QUANTITY | SIGN TYPE | |
|---|---|---|---|---|---|---|---|
| SIGN TYPE A | 4 | SIGN TYPE E | 2 | SIGN TYPE I | 0 | SIGN TYPE M | 0 |
| SIGN TYPE B | 0 | SIGN TYPE F | 0 | SIGN TYPE J | 0 | SIGN TYPE N | 0 |
| SIGN TYPE C | 0 | SIGN TYPE G | 1 | SIGN TYPE K | 0 | SIGN TYPE O | 0 |
| SIGN TYPE D | 1 | SIGN TYPE H | 4 | SIGN TYPE L | 5 | SIGN TYPE P | 0 |

2 AS501 EXTERIOR SIGNS - TRAFFIC
SCALE: NONE




ON-SITE PASSENGER VEHICLE PARKING AREAS:

ASPHALT: 3" ASPHALT CONCRETE OVER 8" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER PROPERLY PREPARED SUBGRADE.

CONCRETE: 5" NON-REINFORCED CONCRETE OVER 4" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER AT LEAST 12" OF STRUCTURAL SITE GRADING FILL, OVER PROPERLY PREPARED SUBGRADE.

PRIMARY ROADWAY AREAS
ALL AREAS EXCEPT PASSENGER VEHICLE PARKING LOTS:

ASPHALT: 3.5" ASPHALT CONCRETE OVER 8" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER AT LEAST 12" OF STRUCTURAL SITE GRADING FILL, OVER PROPERLY PREPARED SUBGRADE.

CONCRETE: 6" NON-REINFORCED CONCRETE OVER 4" OF AGGREGATE BASE COURSE, COMPACTED TO 96%, OVER AT LEAST 12" OF STRUCTURAL SITE GRADING FILL, OVER PROPERLY PREPARED SUBGRADE.

1 AS501 PARKING LOT PAVING SECTION
SCALE: NOT TO SCALE

HOGAN STEEL FABRICATION BUILDING
1250 WEST 75 NORTH
CENTERVILLE, UTAH

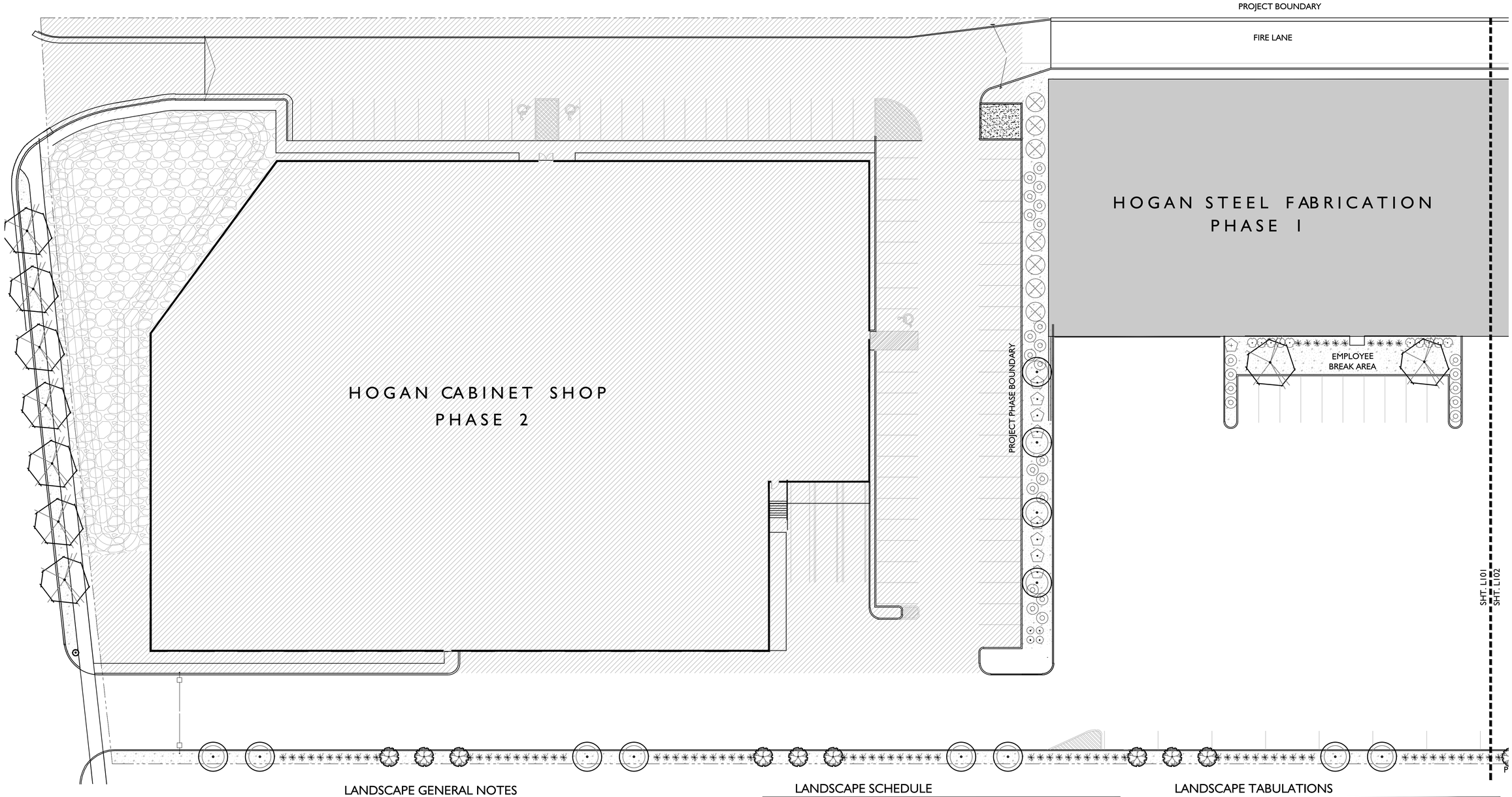
FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

SITE DETAILS

REVISION # DATE:

CONST DOC
FILE NAME: HSFS-AS501
PLOT SCALE: 1:1
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/23/22

AS 501




## LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative
9. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
10. All planter beds to receive mulch as specified in the Landscape Schedule.

## LANDSCAPE SCHEDULE

| SYM | QNTY | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | | TREES | | |
| | 21 | FAGUS SYLVATICA 'RED OBELISK' | COLUMNAR RED BEECH | 2" CAL. |
| | 17 | MALUS 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL. |
| | 18 | PYRUS CALLERYANA 'JAVELIN' | JAVELIN FLOWERING PEAR | 2" CAL. |
| | | SHRUBS | | |
| | 21 | BUDDLEIA 'LO and BEHOLD' BLUE CHIP | BLUE CHIP BUTTERFLY BUSH | 2 GAL. |
| | 9 | CYTISUS x PRAECOX 'ALLGOLD' | ALLGOLD BROOM | 2 GAL. |
| | 8 | RHUS GLABRA | SMOOTH SUMAC | 2 GAL. |
| | 27 | VIBURNUM LANTANA 'MOHICAN' | MOHICAN VIBURNUM | 2 Gal. |
| | 36 | VIBURNUM OPULUS NANUM | DWF EUR. CRANBERRY BUSH | 2 Gal. |
| | | ORNAMENTAL GRASSES | | |
| | 192 | CALAMAGROSTIS x ACUT. 'KARL FOERSTER' | K. F. FEATHER GRASS | 1 GAL. |
| | 30 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SLENDER MAIDEN GRASS | 1 GAL. |
| | 4 | MISCANTHUS SINENSIS 'COSMOPOLITAN' | COSMOPOLITAN GRASS | 1 GAL. |
| | | GROUNDCOVERS | | |
| | 69 | RHUS AROMATICA 'GROW LOW' | GROW LOW SUMAC | 2 GAL. |
| | | MULCH | | |
| | 22,070 S.F. | DECORATIVE STONE MULCH, 1 1/2", GREY | | 3" MIN. |
| | 9,960 S.F. | DECORATIVE COBBLE MULCH, 3 - 6", GREY | | 3" MIN. |

## LANDSCAPE TABULATIONS

| | | |
|---|---|---|
| PHASE 1 SITE AREA - 281,397 S.F. | REQD. | PROVIDED |
| TOTAL AREA LANDSCAPING | 28,140 S.F. | 32,030 S.F. |
| TOTAL TREES REQUIRED | 64 Trees | 56 Trees /80 Shrubs (1Tree/ 10 Shrubs) |
| TREES FOR STREET FRONTAGE | 1 / 25 L.F. | Provided |
| BUILDING FRONTAGE / FOUNDATION | 50% | 75% |
| INTERIOR PARKING LOT LANDSCAPING - 5% | 1,443 S.F. | 3,984 S.F. |
| TOTAL INTERIOR PARKING LOT TREE AND SHRUBS - 90 Stalls -1 Tree / 6 Stalls | 15 Trees | 18 Trees |

A LANDSCAPE PLAN
24" X 36" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT THOMAS BLAKE No. 10328 REGISTERED LANDSCAPE ARCHITECT

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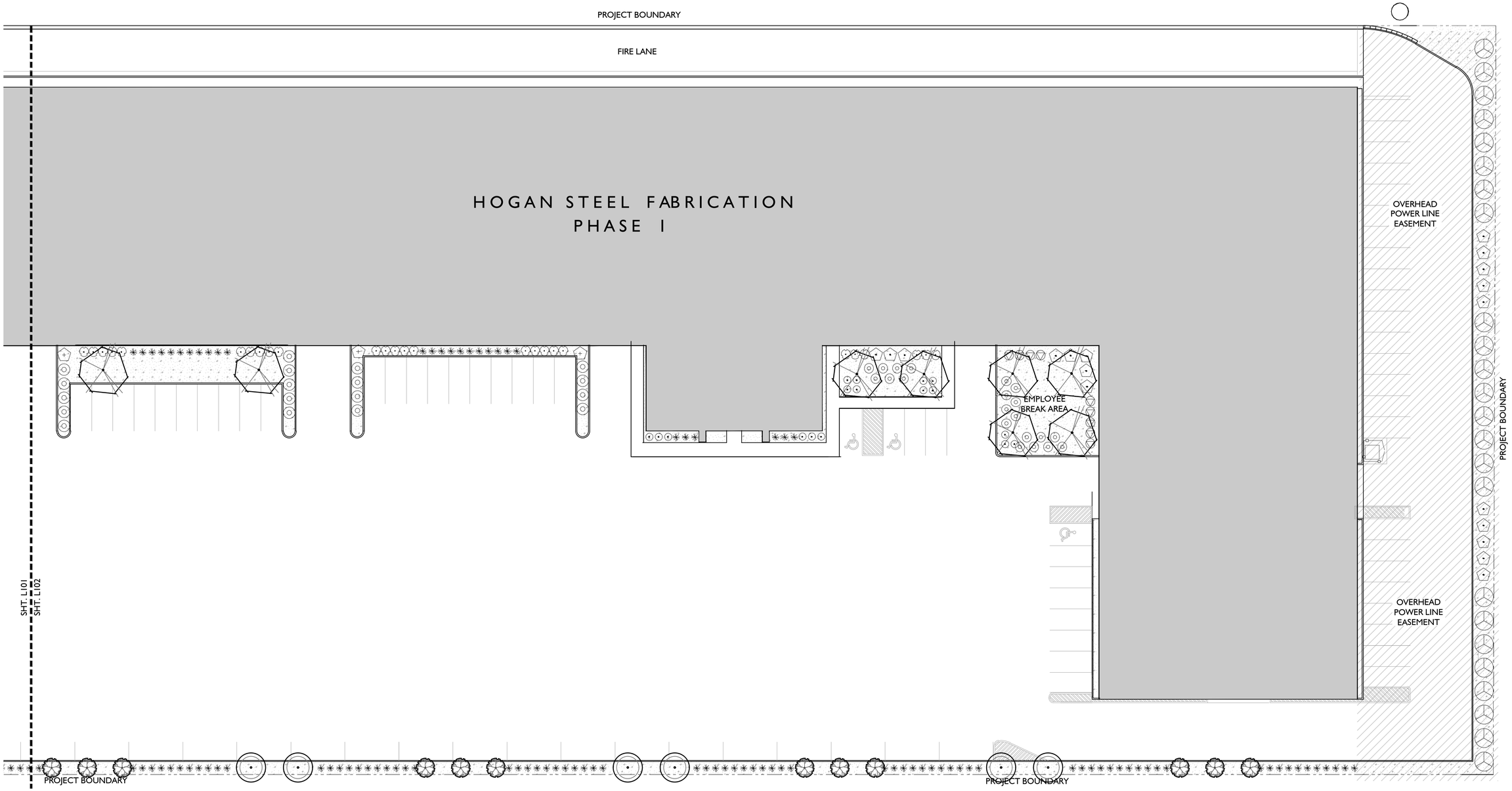
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE 1
1250 WEST 75 NORTH
CENTERVILLE, UTAH

LANDSCAPE PLAN

L101




## LANDSCAPE SCHEDULE

| SYM | QNTY | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | | TREES | | |
| | 21 | FAGUS SYLVATICA 'RED OBELISK' | COLUMNAR RED BEECH | 2" CAL. |
| | 17 | MALUS 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL. |
| | 18 | PYRUS CALLERYANA 'JAVELIN' | JAVELIN FLOWERING PEAR | 2" CAL. |
| | | SHRUBS | | |
| | 21 | BUDDLEIA 'LO and BEHOLD' BLUE CHIP | BLUE CHIP BUTTERFLY BUSH | 2 GAL. |
| | 9 | CYTISUS x PRAECOX 'ALLGOLD' | ALLGOLD BROOM | 2 GAL. |
| | 8 | RHUS GLABRA | SMOOTH SUMAC | 2 GAL. |
| | 27 | VIBURNUM LANTANA 'MOHICAN' | MOHICAN VIBURNUM | 2 Gal. |
| | 36 | VIBURNUM OPULUS NANUM | DWF EUR. CRANBERRY BUSH | 2 Gal. |
| | | ORNAMENTAL GRASSES | | |
| | 192 | CALAMAGROSTIS x ACUT. 'KARL FOERSTER' | K. F. FEATHER GRASS | 1 GAL. |
| | 30 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SLENDER MAIDEN GRASS | 1 GAL. |
| | 4 | MISCANTHUS SINENSIS 'COSMOPOLITAN' | COSMOPOLITAN GRASS | 1 GAL. |
| | | GROUNDCOVERS | | |
| | 69 | RHUS AROMATICA 'GROW LOW" | GROW LOW SUMAC | 2 GAL. |
| | | MULCH | | |
| | 22,070 S.F. | DECORATIVE STONE MULCH, 1 1/2", GREY | | 3" MIN. |
| | 9,960 S.F. | DECORATIVE COBBLE MULCH, 3 - 6", GREY | | 3" MIN. |

A LANDSCAPE PLAN
24" X 36" - SCALE: 1" = 20'-0" NORTH
0 5 10 20 40

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PH/TXT/MO. 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT T. BLAKE
No. 10992
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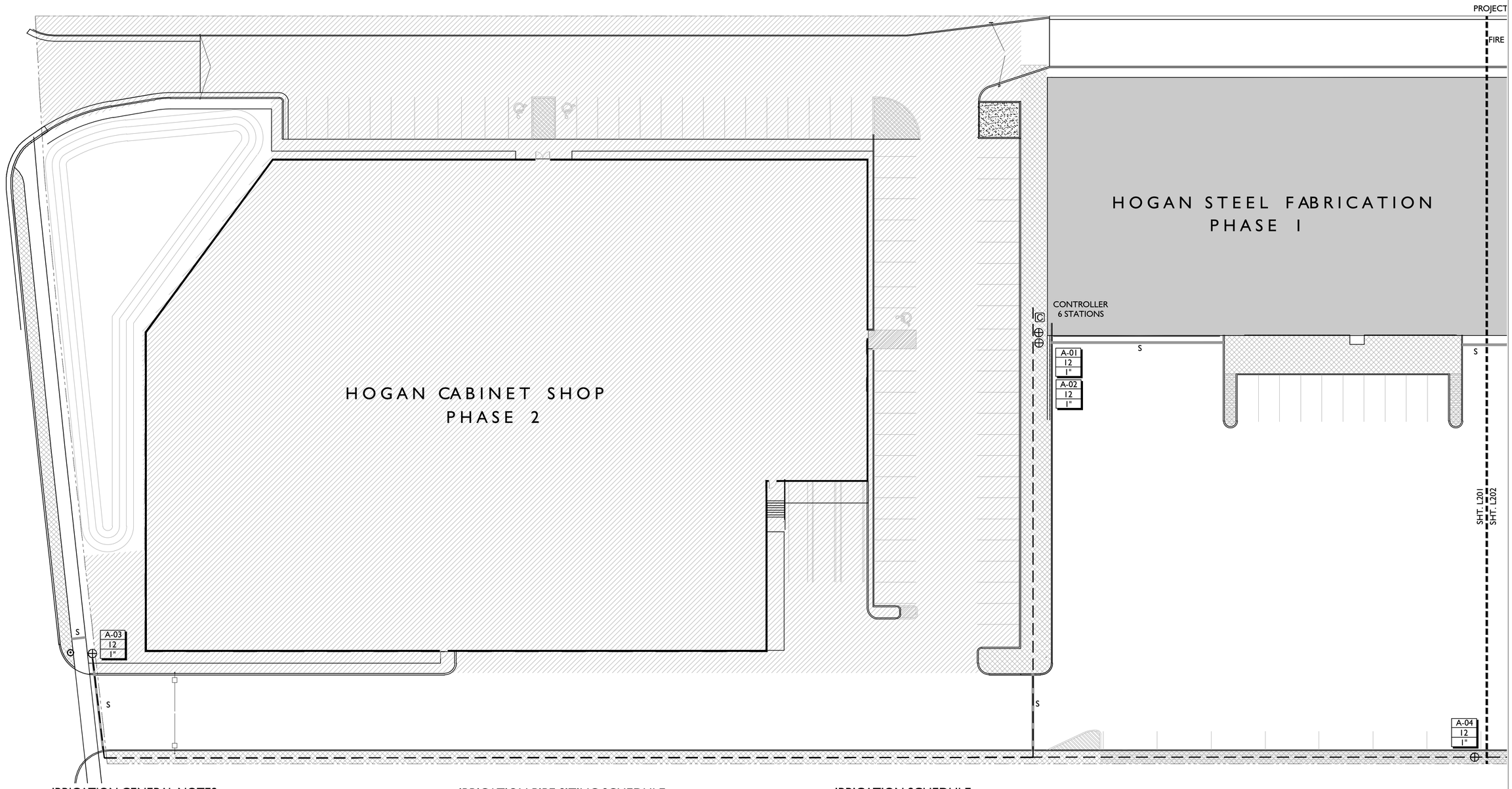
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

LANDSCAPE PLAN

L102




## IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUD UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.

## IRRIGATION PIPE SIZING SCHEDULE

| Distance - valve to end of lateral | 0 - 160 FT. | 160 - 200 FT. | 200 - 250 FT. | 250 - 300 FT. | 300 - 350 FT. |
|---|---|---|---|---|---|
| 3/4" SCH. 40 PVC PIPE | 0 - 8 GPM | 0 - 5 GPM | 0 - 4 GPM | 0 - 4 GPM | 0 - 3 GPM |
| 1" SCH. 40 PVC PIPE | 8 - 12 GPM | 5 - 10 GPM | 4 - 9 GPM | 4 - 8 GPM | 3 - 7 GPM |
| 1-1/4" SCH. 40 PVC PIPE | 12 - 22 GPM | 10 - 18 GPM | 9 - 18 GPM | 8 - 16 GPM | 7 - 14 GPM |
| 1-1/2" SCH. 40 PVC PIPE | 22 - 30 GPM | 22 - 30 GPM | 18 - 26 GPM | 16 - 24 GPM | 14 - 22 GPM |
| 2" SCH. 40 PVC PIPE | 30 - 50 GPM | 30 - 50 GPM | 26 - 50 GPM | 24 - 45 GPM | 22 - 40 GPM |
| 2 -1/2" SCH. 40 PVC PIPE | 50 - 70 GPM | 50 - 70 GPM | 50 - 70 GPM | 45 - 70 GPM | 40 - 65 GPM |
| 3" SCH. 40 PVC PIPE | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM |

## IRRIGATION SCHEDULE

| SYM. | MODEL |
|---|---|
| | Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub |
| ⊕ | Drip Control Zone - Rainbird XCZ-100-PRBCOM |
| ⊙ | Quick Coupling Valve Assembly |
| ⋈ | Ball Valve - 1 1/2" |
| F | Automatic Secondary Water Filter - Amiad, Mini Sigma, 1 1/2" |
| S | Inline Flow Sensor - 1 1/2" |
| M | Master Valve - 1 1/2" |
| C | Controller - Rainbird ESP8LXME - 8 Stations |
| R | Rain Sensor - Rainbird - WR2 |
| ------ | Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule |
| — — | 1 1/22" Sch 40 PVC Mainline |
| S | Irrigation Sleeving - See Plan for Locations and Details for Sizing |

A-01 / 26.7 / 1 1/2" — Controller - Valve # / GPM / Valve Size

A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

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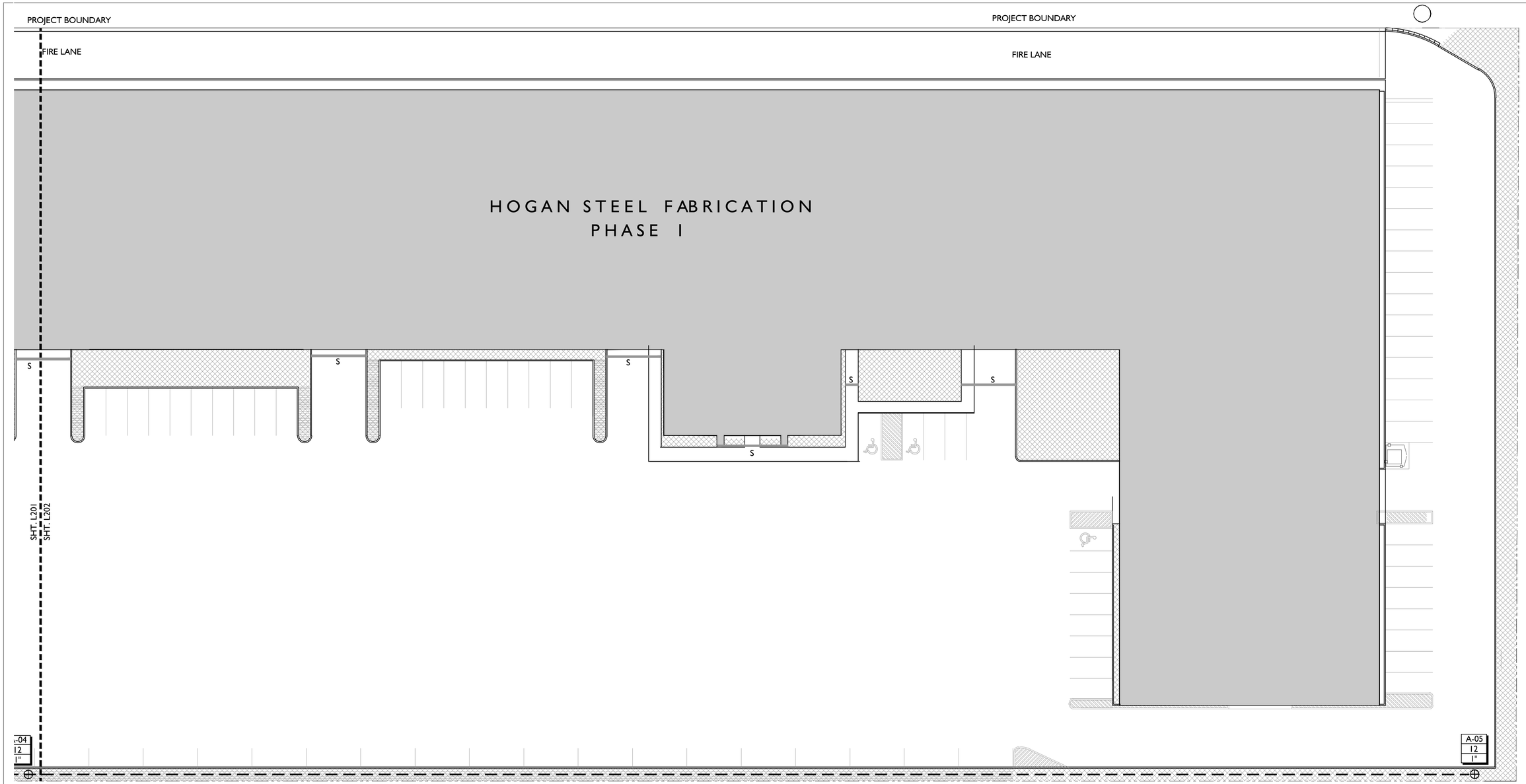
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE 1
1250 WEST 75 NORTH
CENTERVILLE, UTAH

IRRIGATION PLAN

L201




## IRRIGATION PIPE SIZING SCHEDULE

| Distance - valve to end of lateral | 0 - 160 FT. | 160 - 200 FT. | 200 - 250 FT. | 250 - 300 FT. | 300 - 350 FT. |
|---|---|---|---|---|---|
| 3/4" SCH. 40 PVC PIPE | 0 - 8 GPM | 0 - 5 GPM | 0 - 4 GPM | 0 - 4 GPM | 0 - 3 GPM |
| 1" SCH. 40 PVC PIPE | 8 - 12 GPM | 5 - 10 GPM | 4 - 9 GPM | 4 - 8 GPM | 3 - 7 GPM |
| 1-1/4" SCH. 40 PVC PIPE | 12 - 22 GPM | 10 - 18 GPM | 9 - 18 GPM | 8 - 16 GPM | 7 - 14 GPM |
| 1-1/2" SCH. 40 PVC PIPE | 22 - 30 GPM | 22 - 30 GPM | 18 - 26 GPM | 16 - 24 GPM | 14 - 22 GPM |
| 2" SCH. 40 PVC PIPE | 30 - 50 GPM | 30 - 50 GPM | 26 - 50 GPM | 24 - 45 GPM | 22 - 40 GPM |
| 2 -1/2" SCH. 40 PVC PIPE | 50 - 70 GPM | 50 - 70 GPM | 50 - 70 GPM | 45 - 70 GPM | 40 - 65 GPM |
| 3" SCH. 40 PVC PIPE | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM | 70 - 110 GPM |

## IRRIGATION SCHEDULE

| SYM. | MODEL |
|---|---|
| | Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub |
| ⊕ | Drip Control Zone - Rainbird XCZ-100-PRBCOM |
| ⊙ | Quick Coupling Valve Assembly |
| ⋈ | Ball Valve - 1 1/2" |
| F | Automatic Secondary Water Filter - Amiad, Mini Sigma, 1 1/2" |
| S | Inline Flow Sensor - 1 1/2" |
| M | Master Valve - 1 1/2" |
| C | Controller - Rainbird ESP8LXME - 8 Stations |
| R | Rain Sensor - Rainbird - WR2 |
| ------ | Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule |
| — — | 1 1/22" Sch 40 PVC Mainline |
| S | Irrigation Sleeving - See Plan for Locations and Details for Sizing |

A-01 Controller - Valve #
26.7 GPM
1 1/2" Valve Size

A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

IRRIGATION PLAN

L202

## EXTERIOR LIGHT FIXTURE SCHEDULE

| TYPE | DESCRIPTION | SOURCE | LOAD | APPROVED MANUFACTURERS | CATALOG NUMBER / SERIES | COMMENTS / NOTES |
|---|---|---|---|---|---|---|
| F1 | SINGLE HEAD POLE MOUNTED LED LIGHT FIXTURE WITH TYPE 2 DISTRIBUTION, PROVIDE WITH INTEGRAL MOTION SENSOR. POLE LIGHTS ARE TO DIM TO 25% WHEN NO MOTION IS PRESENT. PROVIDE 20 FOOT STEEL NON-TAPERED POLE. | LED 25,000 LM / HEAD 0-10 V DIMMING 4000 K | 277 V 175 W / HEAD | LUMARK | PRV-XL-PA3A-740-U-T2W-SCBA-MS/ DIM-L25 SSS20 (LUMA, AVPL) | |
| | | | | LITHONIA | RSX2 LED P4 40K R2 MVOLT SPA NLTAIR2 PIRHN DDBXD / SSS 20 4C DM19AS DDBXD | |
| F2 | DOUBLE HEAD POLE MOUNTED LED LIGHT FIXTURE WITH TYPE 4 DISTRIBUTION, HEADS ARE TO BE MOUNTED 90-DEGREES APART. PROVIDE 30 FOOT STEEL NON-TAPERED POLE. | LED 30,000 LM / HEAD 0-10 V DIMMING 4000 K | 277 V 235 W / HEAD | LUMARK | PRV-XL-PA3B-740-U-T4W-SCBA-MS/ DIM-L25 SSS20 (LUMA, AVPL) | |
| | | | | LITHONIA | RSX2 LED P6 40K R4 MVOLT SPA NLTAIR2 PIRHN DDBXD / SSS 25 4C DM19AS DDBXD | |
| F3 | EXTERIOR LED WALL MOUNTED LIGHT FIXTURE. | LED 10,000 LM 0-10 V DIMMING | 277 V 100 W | LUMARK | AXC54A-C-SCBA-MS/DIM-L12 | |
| | | | | VISIONAIRE LIGHTING | VSX-II-T3-16L-C-7-4K-UNV-WM-STANDARD FINISH | |
| | | | | LITHONIA | WDGE3 LED P1 40K 70CRI R4 MVOLT PIR DDBXD | |
| | | | | COLUMBIA | | |

## LIGHT FIXTURE GENERAL NOTES

1. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
2. CONFIRM MOUNTING HEIGHTS AND LOCATIONS OF ALL LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS AND / OR ARCHITECT.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE REQUIREMENTS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. ALL LIGHT FIXTURES ARE TO BE 4000K , UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
6. ALL LIGHT FIXTURES ARE TO BE A MINIMUM OF 80 CRI UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
7. ALL LED SOURCES MUST MEET L80 AT 50,000 HRS MINIMUM UNLESS OTHERWISE NOTED.
8. CONFIRM ALL MOUNTING REQUIREMENTS WITH ARCHITECT PRIOR TO RELEASE.
9. ALL LIGHT FIXTURES ARE TO HAVE AN EFFICACY OF 80 LUMENS PER WATT MINIMUM.

## BIDDING REQUIREMENTS

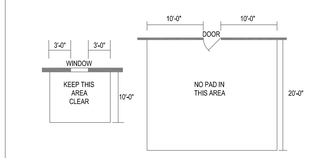
1. BID ONLY PRODUCTS THAT ARE SPECIFIED OR APPROVED BY ADDENDUM.
2. PACKAGING OF LIGHT FIXTURES WITH OTHER SYSTEMS IS NOT ALLOWED AND MUST BE BID SEPARATELY. I.E. LIGHT FIXTURES, THEATRICAL LIGHTING, SPORTS LIGHTING AND ALL LIGHTING CONTROLS.
3. WHEN ONLY ONE PRODUCT IS APPROVED FOR BIDDING, THE PRICE FOR THAT ITEM SHALL BE BROKEN OUT SEPARATELY WHEN SUBMITTING PRICING TO VARIOUS DISTRIBUTORS AND / OR CONTRACTOR.
4. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, THE DESCRIPTION SHALL GOVERN.

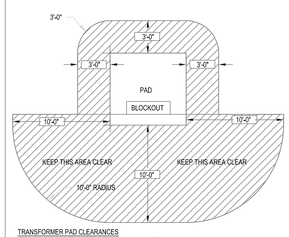
## LIGHT FIXTURE PRIOR APPROVAL REQUIREMENTS

1. PRIOR APPROVAL IS REQUIRED BEFORE BIDDING THIS PROJECT.
2. PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) WORKING DAYS BEFORE BID TIME. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
3. ITEMS THAT ARE SUBMITTED AND HAVE BEEN APPROVED WILL BE LISTED IN THE ADDENDUM(S). VERBAL APPROVALS WILL NOT BE GIVEN ON ANY ITEM.
4. IT IS NOT THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER TO NOTIFY THE SUBMITTING PARTY OF ERRORS IN THE SUBMITTAL. NOTIFICATION OF ERRORS BY THE ELECTRICAL ENGINEER PRIOR TO ISSUANCE OF THE ADDENDUM(S) MAY NOT BE GIVEN.
5. PRIOR APPROVALS SHALL CONSIST OF CUT SHEETS DESCRIBING THE PRODUCTS BEING SUBMITTED AS EQUIVALENTS. ALL SPECIFICATION INFORMATION SHALL BE CLEARLY MARKED. PRODUCTS WITHOUT PHOTOMETRIC DATA WILL NOT BE APPROVED.
6. LIGHTING PACKAGES WILL BE REVIEWED FOR GENERAL PROJECT COMPLIANCE ONLY. AN IN-DEPTH REVIEW OF ANY ALTERNATE FIXTURES WILL BE DONE DURING THE SUBMITTAL REVIEW PROCESS. ANY FIXTURES THAT ARE NOT TRULY EQUAL, AND / OR DO NOT COMPLY WITH ALL OF THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, WILL NOT BE APPROVED.

| TRANSFORMER PAD/VAULT DIMENSION CHART (2.4-25 KV) | | | | | | |
|---|---|---|---|---|---|---|
| TRANSFORMER | DIMENSIONS | | | | | |
| RATING | A | B | C | D | E | SI # |
| 75-750 KVA | 56" | 48" | 44" | 42" | 56" | 7992600 |
| 1000-2500 KVA | 84" | 54" | 72" | 48" | 62" | 7992958 |

COORDINATE ALL REQUIREMENTS WITH RMP. REFER TO RMP PUBLICATION ZG-521 FOR ADDITIONAL INFORMATION.

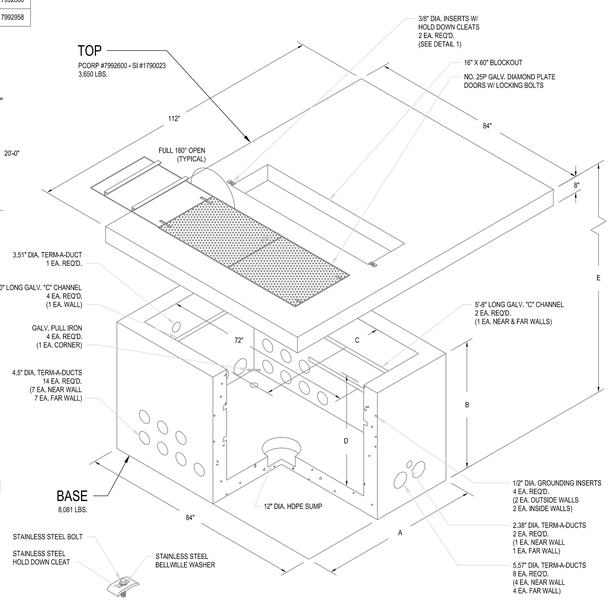



TRANSFORMER PAD CLEARANCES
NOTE: TRANSFORMERS IN EQUIPMENT YARDS MUST MEET ADDITIONAL REQUIREMENTS. SEE RMP ESR WHITEPAPER FOR ADDITIONAL INFORMATION.

NOTES:

1. COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO INSTALLATION. REFER TO ROCKY MOUNTAIN POWER DOCUMENTS GV 001 AND ZG 301 FOR GENERAL INFORMATION REGARDING EQUIPMENT BASES AND INSTALLATION REQUIREMENTS.
2. REBAR REFER TO ROCKY MOUNTAIN POWER MATERIAL SPECIFICATION ZG 531 FOR ADDITIONAL INFORMATION ON PRE-CAST PAD VAULTS.




## HOLD DOWN CLEAT DETAIL

1 1/4" X 2 1/2" STAINLESS STEEL HOLD-DOWN CLEAT - 2 REQ'D.
3/8" X 1 1/4" STAINLESS STEEL BOLT - 2 REQ'D.
3/8" STAINLESS STEEL BELLVILLE WASHER - 2 REQ'D.

2 UTILITY VAULT DETAIL
SCALE: NTS

## SITE GENERAL NOTES:

1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS, PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
2. COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
3. ROUTE CONDUITS A MINIMUM OF 2' BELOW THE BUILDING FLOOR SLAB.
4. MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
5. CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION COORDINATE LOCATION WITH ALL AFFECTED TRADES.
6. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
7. ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
8. ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.

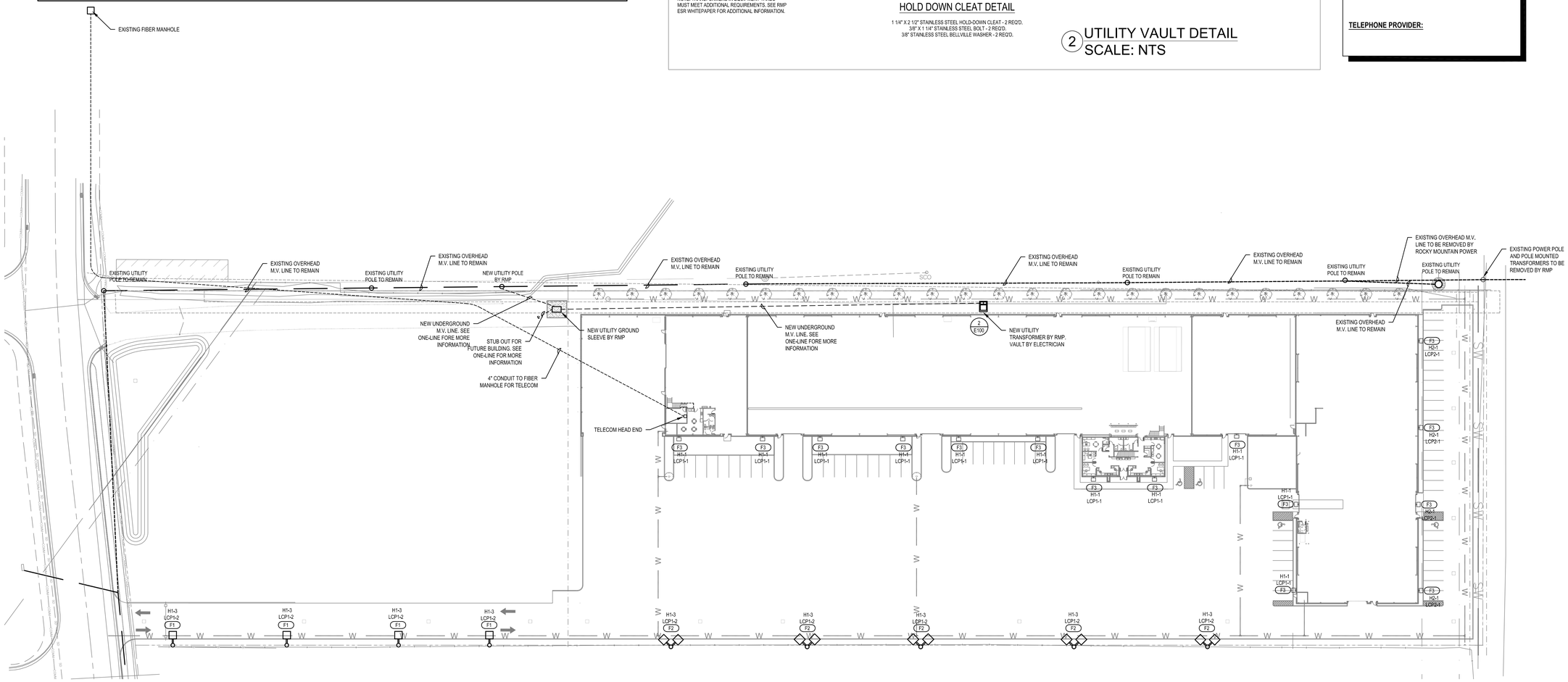
## UTILITY REQUIREMENTS:

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, CENTURYLINK, AND GOOGLE FIBER REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, CENTURYLINK, AND GOOGLE FIBER.

**UTILITY PROVIDER:**
DUSTIN RUDD
Tele: 801-220-7233
Email: dustin.rudd@pacificorp.com
**DATA PROVIDER:**

**CABLE PROVIDER:**

**TELEPHONE PROVIDER:**




1 HOGAN STEEL FABRICATION SHOP SITE PLAN - ELECTRICAL
SCALE: 1" = 40'-0"

# HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH


FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

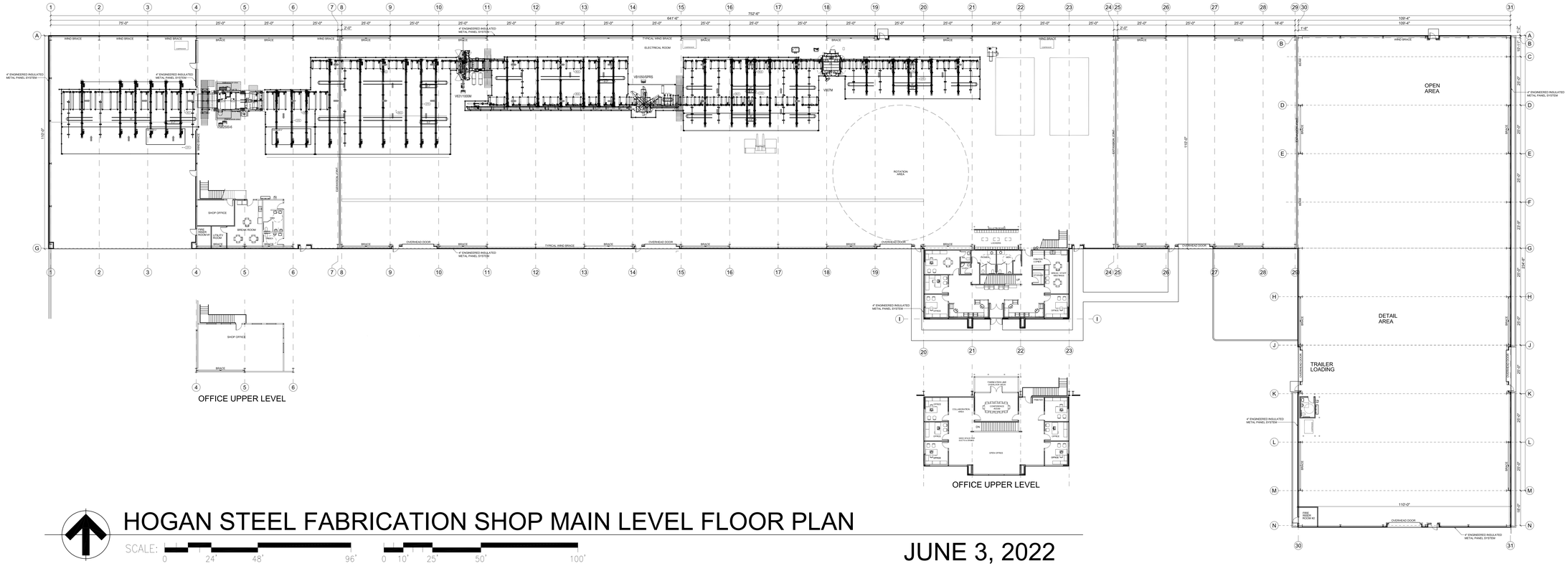

SITE PLAN - ELECTRICAL

REVISION # DATE:

DFCM PROJECT NO.:

CONST DOC
FILE NAME: HSFS-A100
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 3/27/22

E 100




# HOGAN STEEL FABRICATION SHOP MAIN LEVEL FLOOR PLAN

SCALE: 0 24' 48' 96' 0 10' 25' 50' 100'

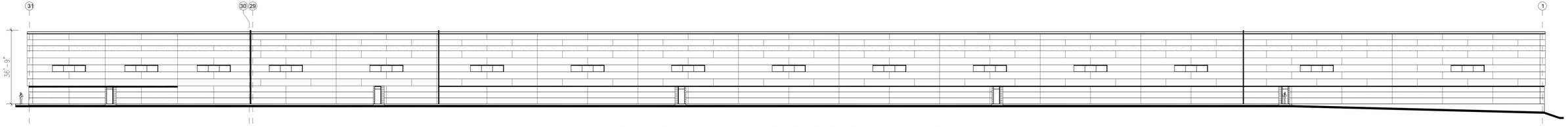
JUNE 3, 2022




HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

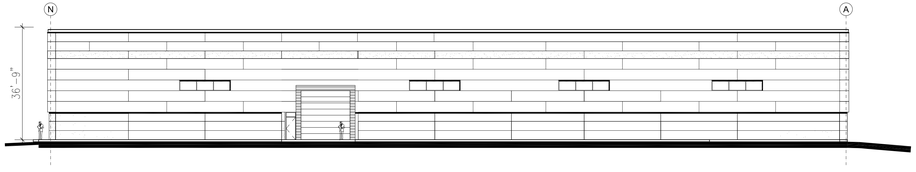
5/9/22




HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

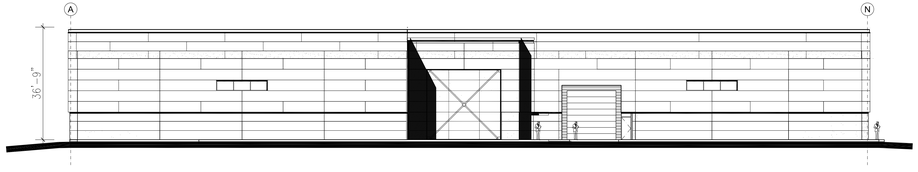
5/9/22




HOGAN STEEL FABRICATION SHOPS WEST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

5/9/22




HOGAN STEEL FABRICATION SHOPS EAST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

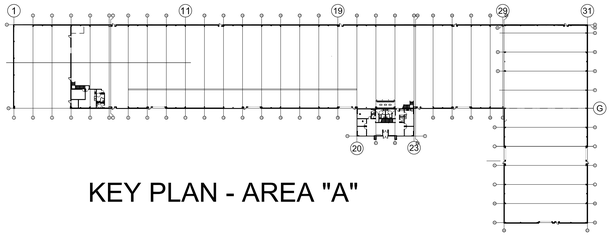
5/9/22

# NEW CONSTRUCTION KEY NOTES

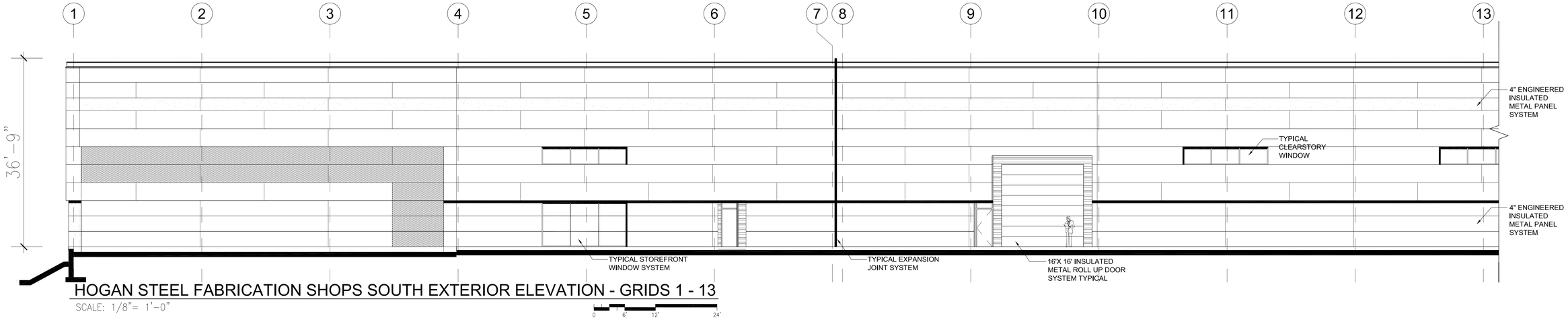
- A XXX
- B XXX
- C XXX
- D XXX
- G XXX
- H XXX
- I XXX
- J XXX
- K XXX

# GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING CENTERVILLE CITY ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
3. PROVIDE TEMPORARY PROTECTION AT ALL STORM DRAINS DURING CONSTRUCTION. DO NOT ALLOW CONSTRUCTION OR DEMOLITION DEBRIS TO ENTER THE STORM DRAIN SYSTEM.
4. DO NOT SCALE THE DRAWINGS TO DETERMINE QUANTITIES, AREAS OR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
5. CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITY SERVICES DURING CONSTRUCTION.
6. CONTRACTOR TO MAINTAIN AND PROTECT EXISTING CONDITIONS OUTSIDE THE OWNER'S PROPERTY BOUNDARIES.



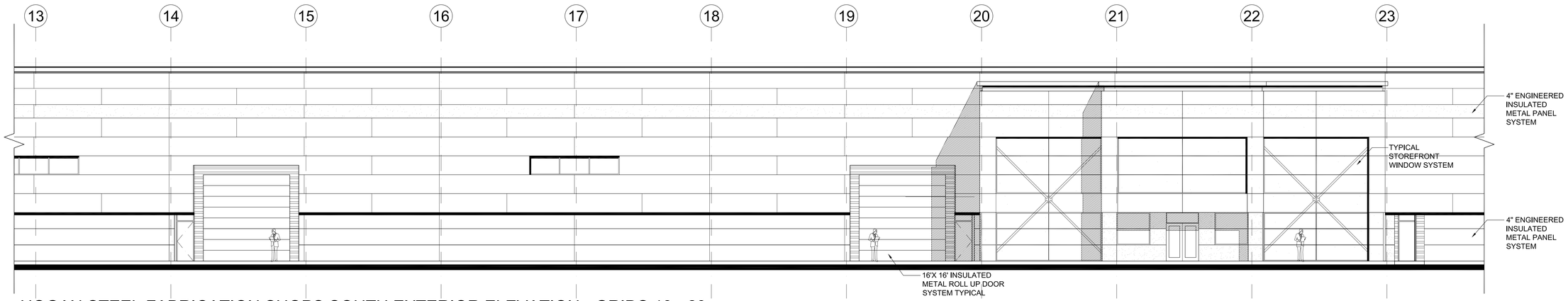

KEY PLAN - AREA "A"




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 1 - 13

SCALE: 1/8"= 1'-0"

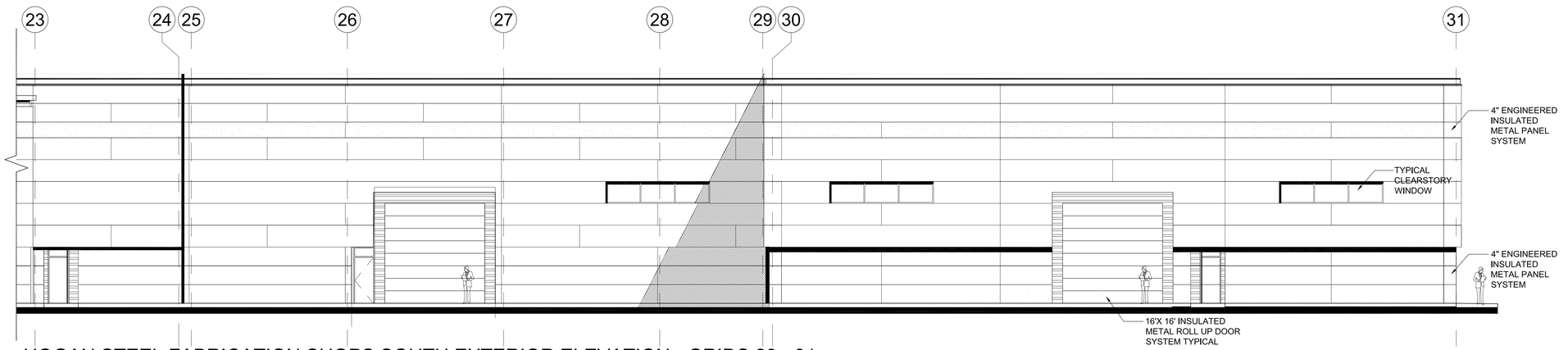
0 6' 12' 24'




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 13 - 23

SCALE: 1/8"= 1'-0"

0 6' 12' 24'




## HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION - GRIDS 23 - 31

SCALE: 1/8"= 1'-0"

0 6' 12' 24'

# HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH

SOUTH EXTERIOR ELEVATION


FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel (801) 532-4441


REVISION # DATE:

DFCM PROJECT NO.:

CONST DOC
FILE NAME: HSFS-A201
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/9/22

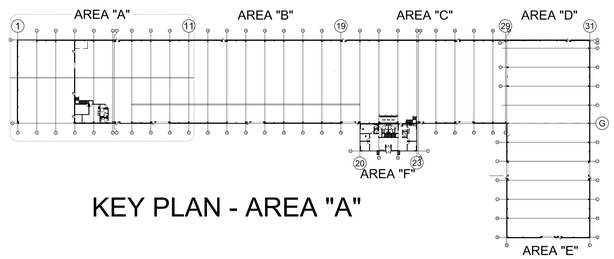
A
201

# NEW CONSTRUCTION KEY NOTES

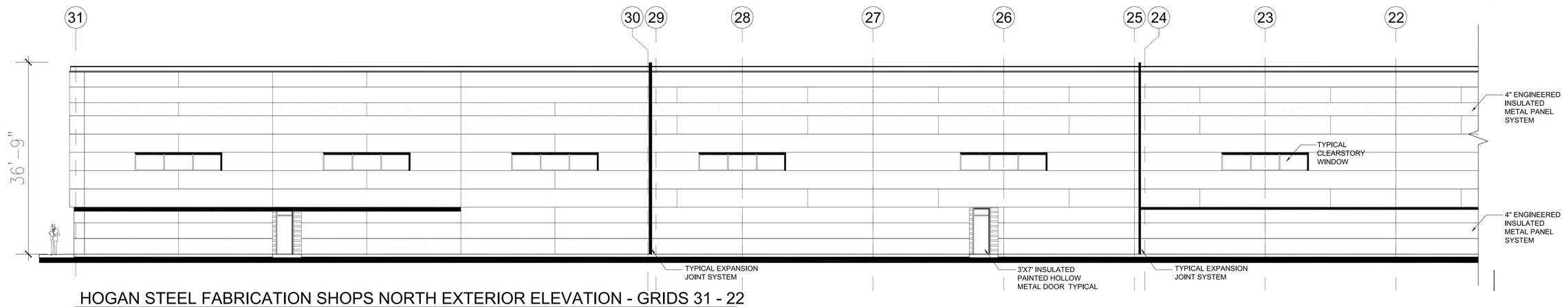
- A XXX
- B XXX
- C XXX
- D XXX
- G XXX
- H XXX
- I XXX
- J XXX
- K XXX

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KEY PLAN - AREA "A"




HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION - GRIDS 31 - 22

SCALE: 1/8"= 1'-0"

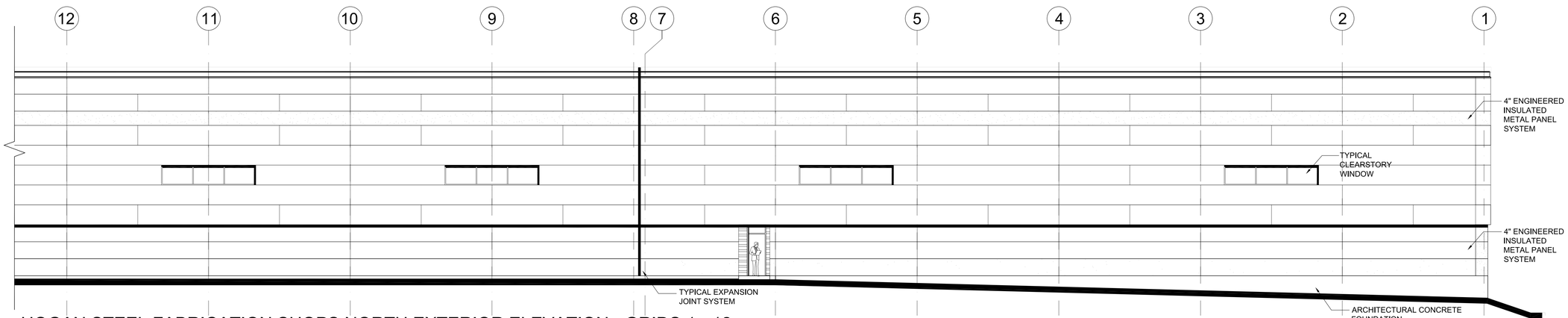
0 6' 12' 24'




HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION - GRIDS 22 - 12

SCALE: 1/8"= 1'-0"

0 6' 12' 24'




HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION - GRIDS 1 - 12

SCALE: 1/8"= 1'-0"

0 6' 12' 24'

HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH

NORTH EXTERIOR ELEVATION

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

REVISION # DATE:

DFCM PROJECT NO.:

CONST DOC
FILE NAME: HSFS-A202
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/9/22

A 202

# NEW CONSTRUCTION KEY NOTES

A XXX

B XXX

C XXX

D XXX

G XXX

H XXX

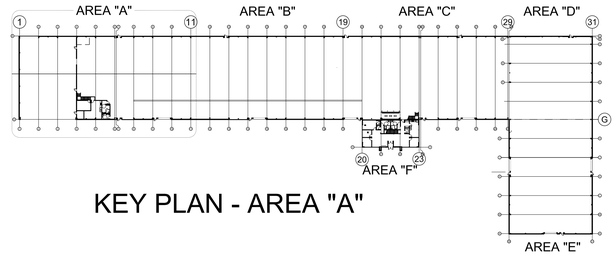
I XXX

J XXX

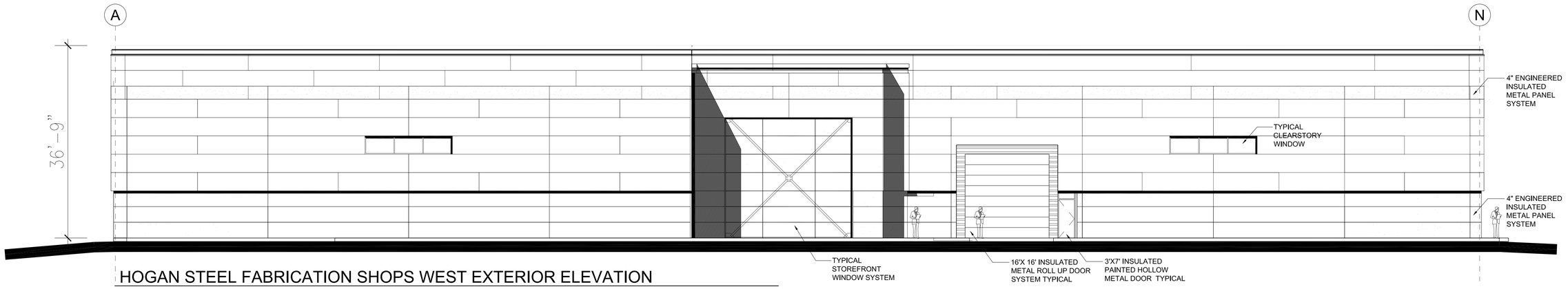
K XXX

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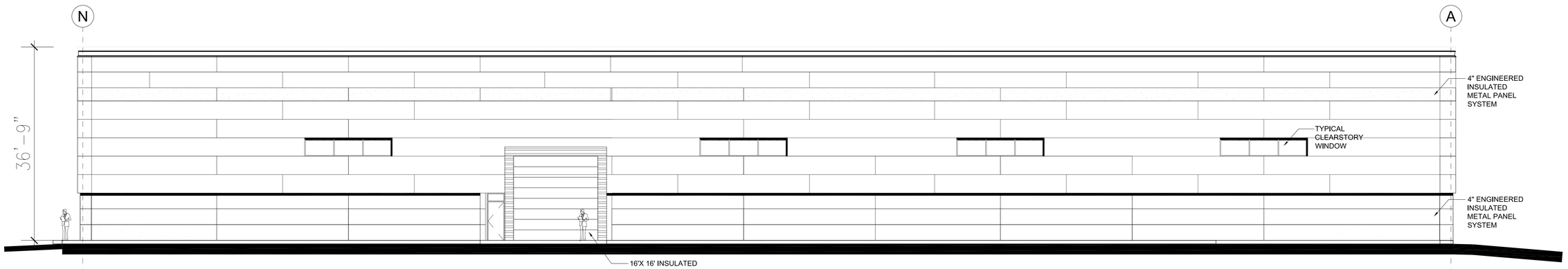

KEY PLAN - AREA "A"




HOGAN STEEL FABRICATION SHOPS WEST EXTERIOR ELEVATION

SCALE: 1/8"= 1'-0"

0 6' 12' 24'




HOGAN STEEL FABRICATION SHOPS EAST EXTERIOR ELEVATION

SCALE: 1/8"= 1'-0"

0 6' 12' 24'

HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

EAST & WEST EXTERIOR ELEVATION

REVISION # DATE:

DFCM PROJECT NO.:

CONST DOC
FILE NAME: HSFS-A203
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/9/22

A
203

**PLANNING COMMISSION MINUTES OF MEETING**
**Wednesday, June 8, 2022**
**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
Shawn Hoth
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair

**MEMBER ABSENT**
Mason Kjar

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

**VISITORS**
Interested citizens

**PLEDGE OF ALLEGIANCE**

Chair Daly introduced new Planning Commissioner Shawn Hoth.

**PUBLIC HEARING – 950 NORTH 100 EAST – MOSER CONCEPTUAL SITE PLAN**

Assistant Planner Mackenzie Wood explained the applicant acquired a piece of property on 100 East outside a subdivision, approximately 950 North 100 East (proposed single-family lot in Residential-Low Zone). In order to bring the property to Code, the Conceptual Site Plan and Final Site Plan reviews must determine compliance and feasibility. The applicant had not yet provided the necessary Utility Provider Review Sheets for connecting the property to secondary water and sewer services. Ms. Wood said the applicant stated an interest in deferring installation of sidewalk along the frontage of the property, which was a matter for City Council consideration. The Planning Commission and staff discussed power pole easements and possible placement or deferral of sidewalk.

Andrew Moser, applicant, said he would want the existing power poles moved if sidewalk were installed. He stated either the power pole issue would be worked out, or he would apply for a deferral from the City. Mr. Moser said South Davis Sewer District was scheduled to do a site visit, and a Centerville Deuel Creek Irrigation connection box was already on the property. He stated there were no structures existing on the subject property.

Chair Daly opened a public hearing at 7:18 p.m., and closed the public hearing seeing that no one wished to comment. Chair Daly commented that the Planning Commission could require submission, review, and approval of the Final Site Plan by the Planning Commission, or could refer review and approval responsibility to the Zoning Administrator. He recommended referring Final Site Plan approval to the Zoning Administrator.

Commissioner Hoth **moved** for the Planning Commission to accept the Conceptual Site Plan for the property located at approximately 950 North 100 East, parcel 02-096-0222 with the following directives and finding. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.
3. The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).
4. Utility Provider Sheets shall be provided for South Davis Sewer District and Centerville Deuel Creek Irrigation.
5. Proof of secondary water shares shall be submitted with Final Site Plan.
6. A sidewalk plan shall be submitted with the Final Site Plan unless the City Council approves a Sidewalk Deferral Agreement.

Finding:

a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).

**FINAL SITE PLAN – 940 NORTH 1250 WEST – HOGAN STREEL FABRICATION & CABINET SHOP**

Community Development Director Cory Snyder said the proposed Final Site Plan consisted of a two-phased approach: first, the steel fabrication facility, and then later (estimated in about 3 years) the cabinet shop. The estimated project construction time for the entire site was approximately four years from commencement of construction.

Mr. Snyder stated the proposed Final Site Plan appeared to substantially comply with the PDO approval. However, it appeared that the buffer area along the northern border would be fenced off from the adjoining parcel. Mr. Snyder said it was staff's impression the original plan was to allow for ultimate integration of the buffer with the north properties to complement one another visually/aesthetically. The main building jointly integrated with the east and west fencing would provide the needed security. Mr. Snyder said the applicant had taken the position that there was no predicted timeframe for developing the northern properties. Additionally, the Fire District was requiring installation of a fire lane along the north side of the building for the proposed layout. Furthermore, the City desired to maintain sufficient clearance and space to maintain/repair the main culinary water line along the northern boundary. Consequently, the applicant proposed the following alterations from the original PDO/Conceptual buffering layout:

- Increase the buffer distance from 20 feet to 33 feet (note – the base I-HV Zone does not require any buffer);
- Install an enhanced security fence at the north property line;
- Provide an 8-foot enhanced xeriscape landscape area adjacent to the property line;
- Provide a 20-foot-wide enhanced fire lane;
- Locate the City's water line in/along the fire land area;

- Provide a 5-foot enhanced xeriscape landscape area adjacent to the building.

Mr. Snyder spoke in favor of the proposed alterations and enhancements, and said he would be comfortable with Final Site Plan approval. Commissioner Larsen said he did not have concerns as long as the Fire Marshall signed off on the proposed fire lane. Responding to a question from Commissioner Shegrud, Tyler Oliver with Hogan and Associates Construction stated the PDO included a requirement for a certain number of plantings with the xeriscape landscaping. He explained an enhanced security fence at the north property line was included in consideration of possible future residential development on the adjoining properties.

The Planning Commission discussed the proposed phasing. Chair Daly commented that Phase 1 would be independent with all necessary infrastructure even if Phase 2 did not happen. Chair Daly expressed the opinion that the Final Site Plan was substantially similar to the PDO approval, even with the proposed buffering alterations, and said he was inclined to approve.

Chair Daly made a **motion** for the Planning Commission to approve the submitted Final Site Plan, subject to the following conditions [as allowed by CZC 12.21.110(f)(3)], and with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. This Final Site Plan Approval is subject to submitted site plan, building elevation plan, landscape plan, as presented to the Planning Commission on June 8, 2022, or as may be amended in accordance with City Ordinances.
2. This Final Site Plan Approval allows for a two-phased development of the entire site, as described in the submittal and maintenance narrative, including but not limited to the following:
    a. The first phase includes the following:
        i. Construction of the Steel Fabrication Facility.
        ii. Installation of water, sewer, stormwater, other needed services for the site.
        iii. Access and Circulation Lanes to and around the 1st Phase
        iv. Installation of the associated parking
        v. Installation of the overall site's landscaping plan
        vi. Installation of the associated fencing, lighting, screening, dumpster enclosure, etc.
        vii. Storm Water detention system for the entire site.
    b. The second phase consists of these remaining elements:
        i. Construction of the Cabinet facility
        ii. Installation of the associated Parking
        iii. Any remaining site improvements/landscaping improvements around the Cabinet facility.
3. The Final Site Plan shall be altered/modified, as follows:
    a. Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.
    b. Address the use and placement location for allowable monument signs, if desired.
    c. Confirm compliance with the landscaping plantings of trees, shrubs, and internal parking lot landscaping of 5%. A Licensed Landscape Architect shall stamp Landscape Plan.

d. Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment, along with the outdoor storage area.
e. Confirm required shielding for outdoor lighting fixtures.

4. The Applicant shall obtain written sanction from the South Davis Metro Fire District to allow the installation of the proposed enhanced design fire access lane.
5. The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:
   - South Davis Sewer District
   - Dominion Energy
   - Pacific Corp
6. All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed and deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.
7. 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 the action:

a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the PDO/Conceptual Site Plan Acceptance and its related conditions of approval.
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 the Final Site Plan, subject to the conditions of approval, complies with the requirements found in the Zoning Ordinance with regards to development standards of the Final Site Plan Approval Standards.

## COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on June 22, 2022. Mr. Snyder commented that the agenda would be light, and the Planning Commission could choose to cancel the June 22 meeting. The Commissioners decided to go ahead with the June 22 meeting, and include Moderate Income Housing review and discussion of un-platted lots on the agenda.

Staff updated the Planning Commission regarding recent actions by the City Council. Assistant Planner Mackenzie Wood said she would be leaving Centerville City, and the June 8th meeting would be her last with the Planning Commission. Mr. Snyder emphasized that Ms. Wood would be missed.

## MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 11, 2022 Planning Commission meeting were reviewed, and an amendment requested. Chair Daly **moved** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

## ADJOURNMENT

At 8:08 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Jennifer Robison

Jennifer Robison, City Recorder

7-13-2022

Date Approved

CENTERVILLE CITY, INC.
1848
CORPORATE SEAL

# CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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


TYLER OLIVER
975 WEST 50 SOUTH
CENTERVILLE, UTAH 84014
(toliver@hoganconstruction.com)

Re: Planning Commission Decision June 09, 2022

Dear Mr. Oliver,

On June 09, 2022, the Centerville Planning Commission voted to ***"APROVE"*** the Final Site Plan for the Hogan Cabinet and Steel Manufacturing facility, subject to the following conditions:

1. *This Final Site Plan Approval is subject to submitted site plan, building elevation plan, landscape plan, as presented to the Planning Commission on June 8, 2022, or as may be amended in accordance with City Ordinances.*
2. *This Final Site Plan Approval allows for a two-phased development of the entire site, as described in the submittal and maintenance narrative, including but not limited to the following:*
    a. *The first phase includes the following:*
        i. *Construction of the Steel Fabrication Facility.*
        ii. *Installation of water, sewer, stormwater, other needed services for the site.*
        iii. *Access and Circulation Lanes to and around the 1st Phase*
        iv. *Installation of the associated parking*
        v. *Installation of the overalls site's landscaping plan*
        vi. *Installation of the associated fencing, lighting, screening, dumpster enclosure, etc.*
        vii. *Storm Water detention system for the entire site.*

    b) *The second phase consists of these remaining elements:*
        i. *Construction of the Cabinet facility*
        ii. *Installation of the associated Parking*
        iii. *Any remaining site improvements/landscaping improvements around the Cabinet facility.*
3. *The Final Site Plan shall be altered/modified, as follows:*
    a. *Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.*
    b. *Address the use and placement location for allowable monument signs, if desired.*
    c. *Confirm compliance with the landscaping plantings of trees, shrubs, and internal*


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

*parking lot landscaping of 5%. A Licensed Landscape Architect shall stamp Landscape Plan.*

d. *Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment, along with the outdoor storage area.*
e. *Confirm required shielding for outdoor lighting fixtures.*

4. *The Applicant shall obtain written sanction from South Davis Metro Fire District to allow the installation of the proposed enhanced design fire access lane.*
5. *The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:*
   - *South Davis Sewer District*
   - *Dominion Energy*
   - *Pacific Corp*
6. *All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.*
7. *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.*

The next step is for you to work with the City Engineer to establish the improvement bond and the City Recorder to enter into an improvement agreement to post the bond and make payment of related fees. Afterwards, you will need to set up a preconstruction meeting with the City Engineer. If you have questions, please contact the Community Development Department at 801-292-3232 and we will be happy to assist you.

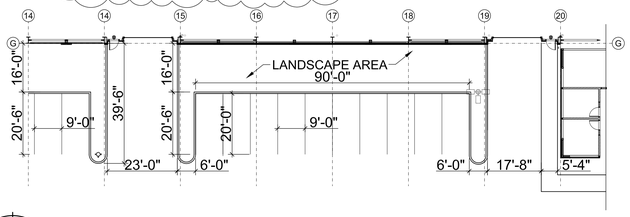
Respectfully,



Corvin M. Snyder, AICP
Community Development Director

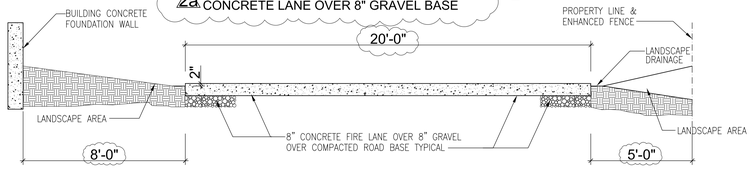
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1a THE LANDSCAPE AREA HAS BEEN INCREASED TO 16'-0" DEEP BETWEEN GRIDS 15 & 19

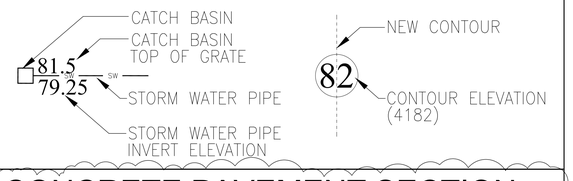



1b THE FIRE LANE HAS BEEN SHIFTED 3'-0" NORTH TO ALLOW FOR INCREASED LANDSCAPING ADJACENT TO THE BUILDING

2a FIRE LANE CHANGED TO 20' WIDE X 8" THICK CONCRETE LANE OVER 8" GRAVEL BASE




## REFERENCE SYMBOLS KEY




## CONCRETE PAVEMENT SECTION

1e CONCRETE LAY DOWN AREAS AND ROADWAYS TO BE 8" MINIMUM 5,000 PSI CONCRETE W/ SIKA -650 FIBER MESH OR EQUAL OVER MINIMUM 8" COMPACTED ROAD BASE. TYPICAL ALL LOCATIONS

## GRID 15 TO 19 PARKING ISLAND

SCALE: 1" = 40'

0 10' 20' 50' 100'

## DETAIL 21/AS501 REVISED FIRE LANE

SCALE: NONE

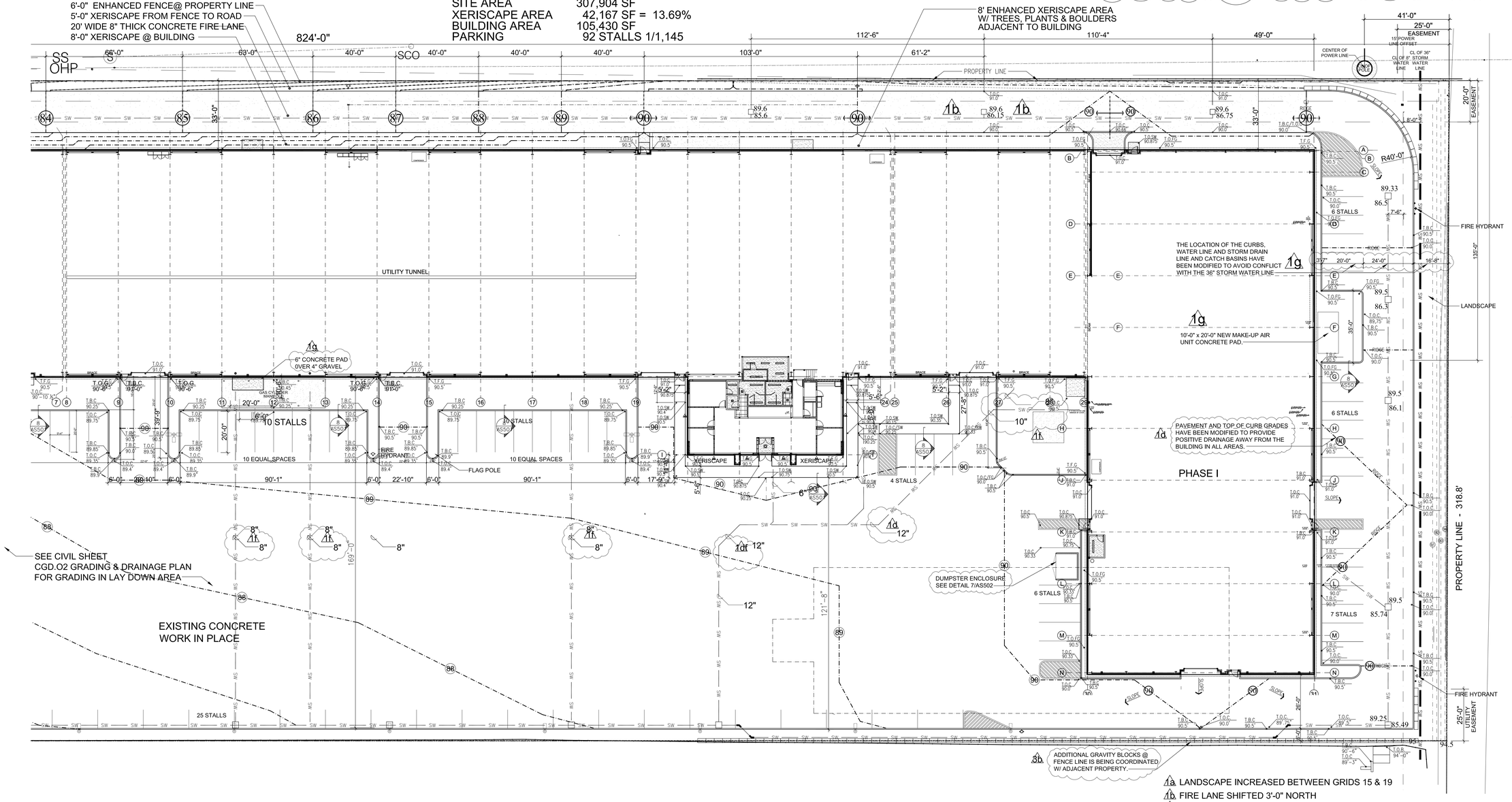
## PHASE I

HOGAN STEEL FABRICATION SHOP

| | |
|---|---|
| SITE AREA | 307,904 SF |
| XERISCAPE AREA | 42,167 SF = 13.69% |
| BUILDING AREA | 105,430 SF |
| PARKING | 92 STALLS 1/1,145 |

PHASE I
FIRE DEPARTMENT ACCESS
6'-0" ENHANCED FENCE@ PROPERTY LINE
5'-0" XERISCAPE FROM FENCE TO ROAD
20' WIDE 8" THICK CONCRETE FIRE LANE
8'-0" XERISCAPE @ BUILDING

8' ENHANCED XERISCAPE AREA W/ TREES, PLANTS & BOULDERS ADJACENT TO BUILDING




## EAST SITE GRADING & UTILITY UPDATES

SCALE: 1" = 20'

0 10' 20' 50' 100'

1a LANDSCAPE INCREASED BETWEEN GRIDS 15 & 19
1b FIRE LANE SHIFTED 3'-0" NORTH
1c WEST SITE GRADING & PAVEMENT REVISED
1d EAST SITE GRADING, UTILITIES & PAVEMENT REVISED
1e CONCRETE ROADWAY & LAY DOWN AREAS DEFINED
1f ROOF DRAIN LOCATIONS CORRECTED
1g EXTERIOR CONCRETE PADS IDENTIFIED

2 FIRE LANE CHANGED TO 20' WIDE X 8" THICK CONCRETE LANE OVER 8" GRAVEL BASE

3a GRADES AT FIRE LANE & SPOT ELEVATIONS OF CATCH BASINS UPDATED TO DECIMAL DIMENSIONS

3b ADDITIONAL GRAVITY BLOCKS @ FENCE LINE IS BEING COORDINATED W/ ADJACENT PROPERTY.

# HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN

## EAST SITE GRADING & UTILITY UPDATES


HOGAN STEEL FABRICATION
1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

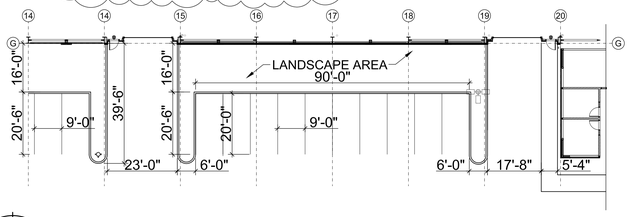

STATE OF UTAH FRANK A. MURDOCK 124498 LICENSED ARCHITECT 05/21/23

| REVISION # | DATE: |
|---|---|
| 1 | 5/21/23 |
| 2 | 7/12/23 |
| 3 | 10/6/23 |

CONST DOC
FILE NAME: HSFS-AS101E
PLOT SCALE: 1"= 20'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/22/23

AS 101E

1a THE LANDSCAPE AREA HAS BEEN INCREASED TO 16'-0" DEEP BETWEEN GRIDS 15 & 19



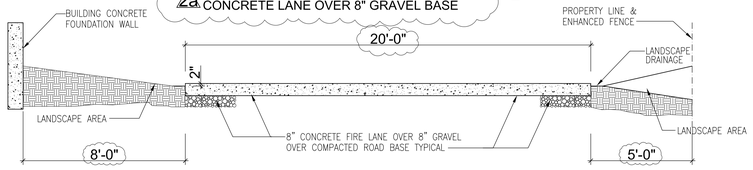

## GRID 15 TO 19 PARKING ISLAND

SCALE: 1" = 40'

0 10' 20' 50' 100'

1b THE FIRE LANE HAS BEEN SHIFTED 3'-0" NORTH TO ALLOW FOR INCREASED LANDSCAPING ADJACENT TO THE BUILDING

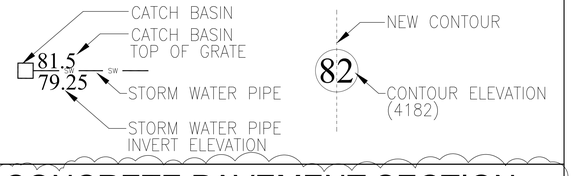
2a FIRE LANE CHANGED TO 20' WIDE X 8" THICK CONCRETE LANE OVER 8" GRAVEL BASE




## DETAIL 21/AS501 REVISED FIRE LANE

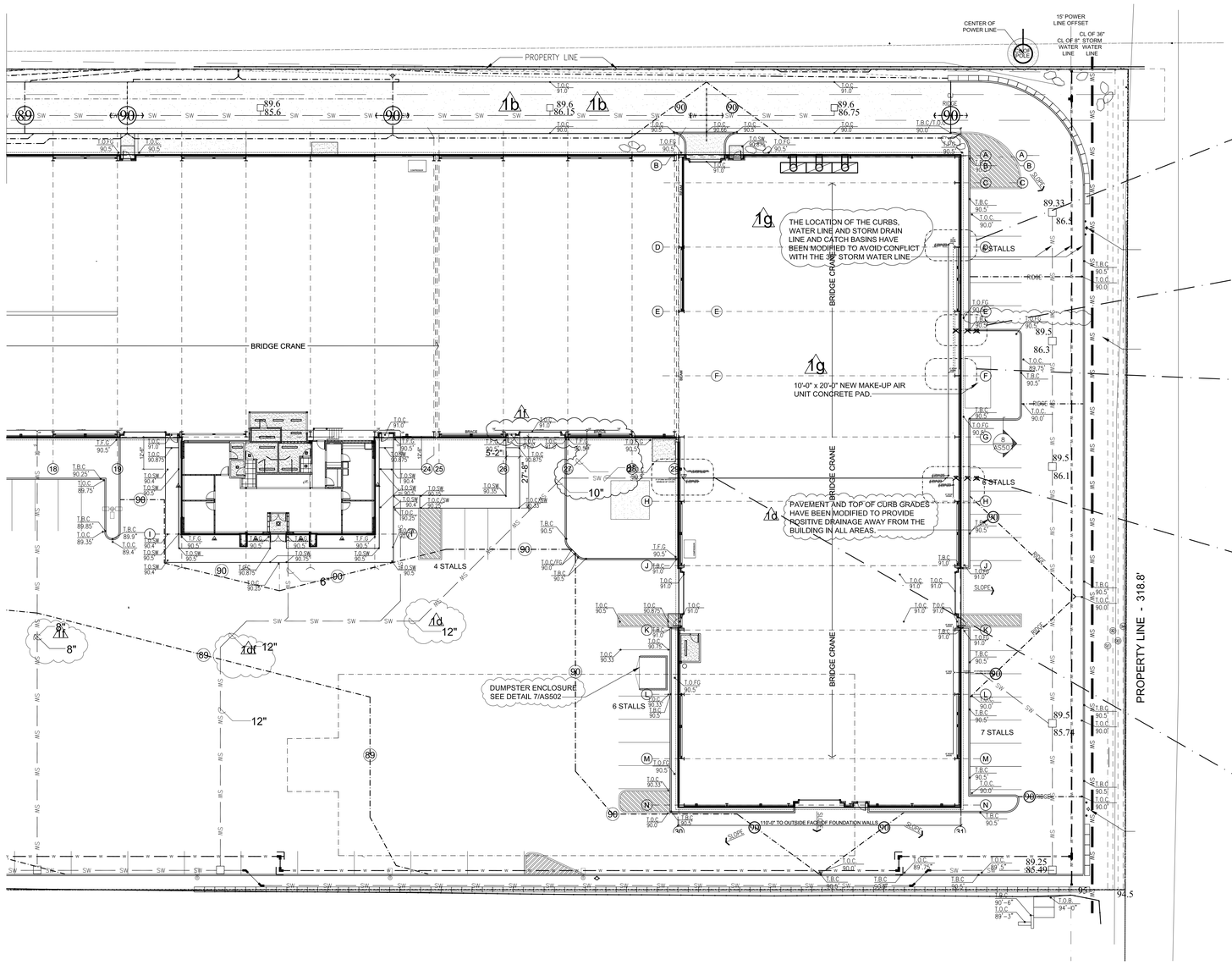
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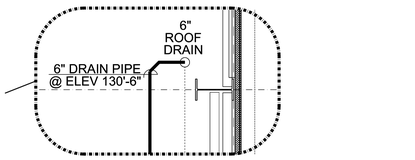
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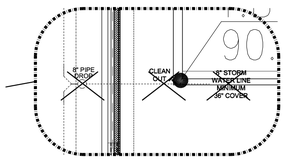


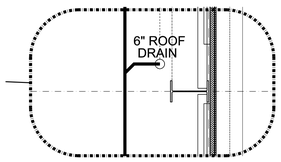

## CONCRETE PAVEMENT SECTION

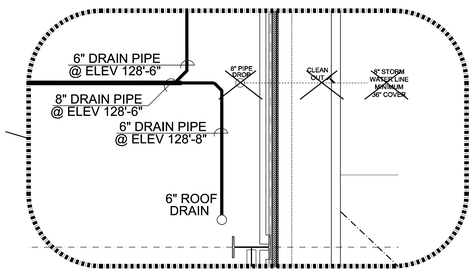
1e CONCRETE LAY DOWN AREAS AND ROADWAYS TO BE 8" MINIMUM 5,000 PSI CONCRETE W/ SIKA -650 FIBER MESH OR EQUAL OVER MINIMUM 8" COMPACTED ROAD BASE. TYPICAL ALL LOCATIONS

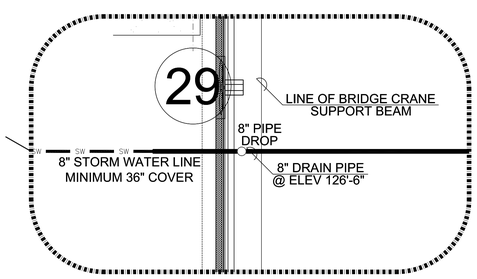



## RFI #38 RESPONSE - EAST ROOF AND SITE DRAINAGE CLARIFICATION

SCALE: 1" = 20'

0 10' 20' 50' 100'

SEPTEMBER 22, 2023

## PREVIOUSLY ISSUED AS/101E

- 1a LANDSCAPE INCREASED BETWEEN GRIDS 15 & 19
- 1b FIRE LANE SHIFTED 3'-0" NORTH
- 1c WEST SITE GRADING & PAVEMENT REVISED
- 1d EAST SITE GRADING, UTILITIES & PAVEMENT REVISED
- 1e CONCRETE ROADWAY & LAY DOWN AREAS DEFINED
- 1f ROOF DRAIN LOCATIONS CORRECTED
- 1g EXTERIOR CONCRETE PADS IDENTIFIED
- 2a FIRE LANE CHANGED TO 20' WIDE X 8" THICK CONCRETE LANE OVER 8" GRAVEL BASE

# HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN

1250 WEST 75 NORTH
CENTERVILLE, UTAH

RFI #38 RESPONSE EAST ROOF AND SITE DRAINAGE CLARIFICATION


FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441


STATE OF UTAH — FRANK N. MURDOCK — 124498 — LICENSED ARCHITECT — 5/21/23

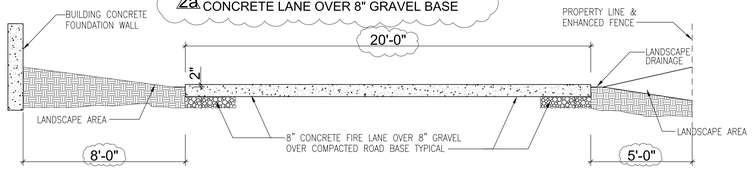
| REVISION # | DATE: |
|---|---|
| 1 | 5/21/23 |
| 2 | 7/12/23 |

CONST DOC
FILE NAME: HSFS-AS101E
PLOT SCALE: 1"= 20'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 9/22/23

AS 101E.1

1b. THE FIRE LANE HAS BEEN SHIFTED 3'-0" NORTH TO ALLOW FOR INCREASED LANDSCAPING ADJACENT TO THE BUILDING

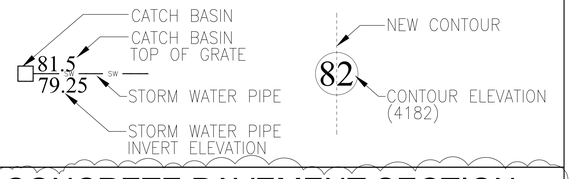
2a. FIRE LANE CHANGED TO 20' WIDE X 8" THICK CONCRETE LANE OVER 8" GRAVEL BASE




# DETAIL 21/AS501 REVISED FIRE LANE

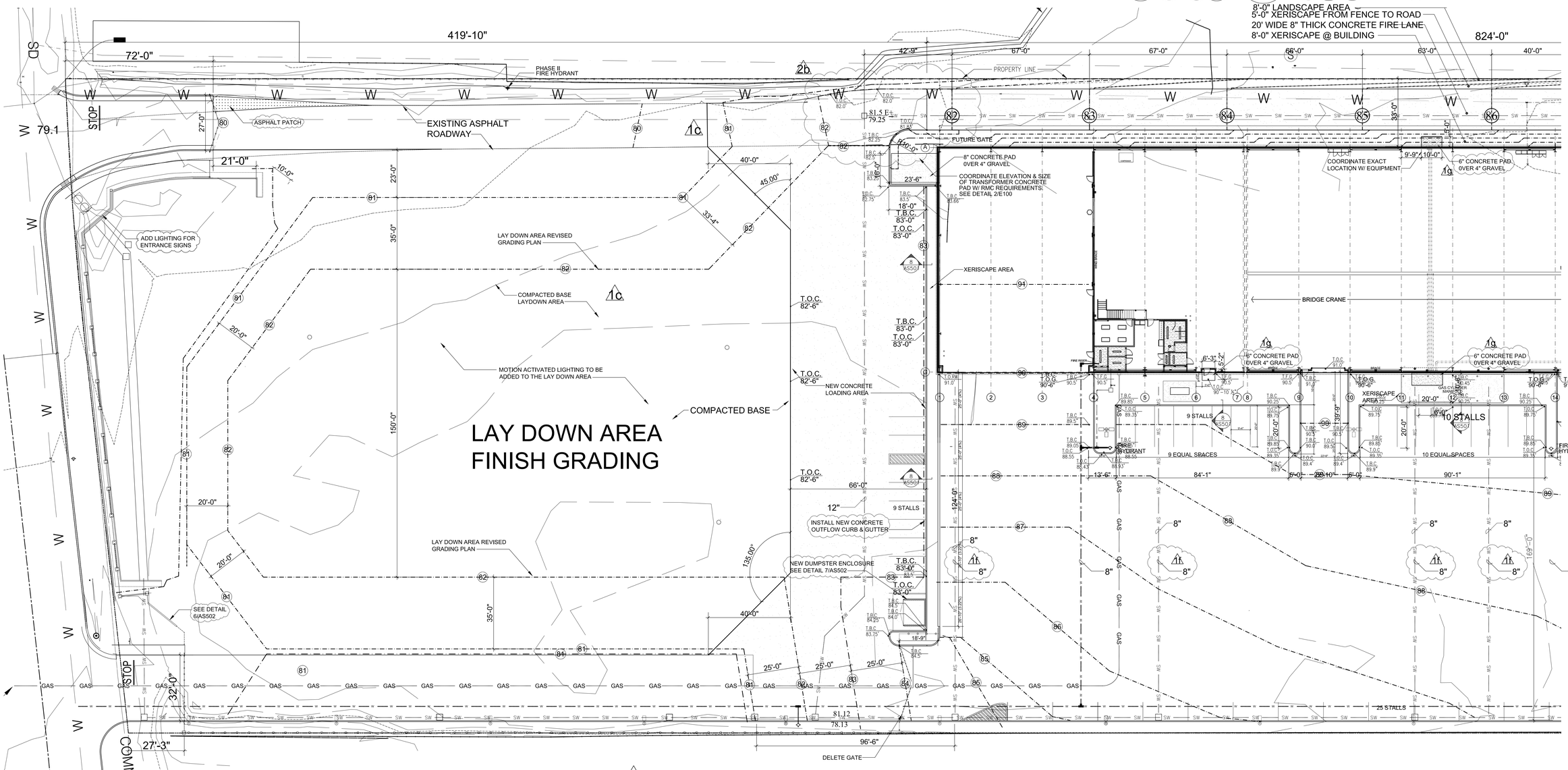
SCALE: NONE

## REFERENCE SYMBOLS KEY




## CONCRETE PAVEMENT SECTION

1e. CONCRETE LAY DOWN AREAS AND ROADWAYS TO BE 8" MINIMUM 5,000 PSI CONCRETE W/ SIKA -650 FIBER MESH OR EQUAL OVER MINIMUM 8" COMPACTED ROAD BASE. TYPICAL ALL LOCATIONS




# FULL SITE PLOT SEPTEMBER 21, 2023

# WEST SITE GRADING & UTILITY UPDATES

SCALE: 1" = 20'

0 10' 20' 50' 100'

1a. LANDSCAPE INCREASED BETWEEN GRIDS 15 & 19
1b. FIRE LANE SHIFTED 3'-0" NORTH
1c. WEST SITE GRADING & PAVEMENT REVISED
1d. EAST SITE GRADING, UTILITIES & PAVEMENT REVISED
1e. CONCRETE ROADWAY & LAY DOWN AREAS DEFINED
1f. ROOF DRAIN LOCATIONS CORRECTED
1g. EXTERIOR CONCRETE PADS IDENTIFIED

2a. FIRE LANE CHANGED TO 20' WIDE CONCRETE SEE DETAIL THIS SHEET
2b. FIRE LANE GRADES UPDATED

# HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN

1250 WEST 75 NORTH
CENTERVILLE, UTAH

WEST SITE GRADING & UTILITY UPDATES


FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441


STATE OF UTAH — FRANK N. MURDOCK — 124498 — 05/22/23 — LICENSED ARCHITECT

| REVISION # | DATE: |
|---|---|
| 1 | 5/22/23 |
| 2 | 10/6/23 |

CONST DOC
FILE NAME: HSFS-AS101W
PLOT SCALE: 1"= 20'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/22/23

AS 101W

# CENTERVILLE AMENDED FINAL SITE PLAN CHECKLIST

**Project Name: Fineline Steel Fabrication**
**Date: 3/3/25**

TRACKING HISTORY:

- Application Submitted: 1/17/2025
- Completeness Checklist DRC Meeting (1): 3/3/25

## Per 12.21.110 Site Plan Review

| | ***Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED*** | ***Comments from City Staff:*** |
|---|---|---|
| ✓ | The name, address, email and telephone number of the applicant and the applicant's agent, if any | Property Owner: Blake Davis<br>Contact: Chris Marchant<br>385-228-4292<br>cmarchant@finelinesteel.com |
| | Complete application for final site plan approval to the Zoning Administrator | |
| ✓ | Proposed use of the buildings and site | See site plan |
| ✓ | Payment of fees and deposits set forth in the City Fee Schedule | Paid $500.00 |
| **Site Plan showing the following:** | | |
| ✓ | All infrastructure and development facilities related to the project located within 250 feet of the site boundary | |
| ✗ | Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets | No Scale, need to add |
| ✗ | Legal description of the property and parcel number; | No Legal description or parcel number, need to add |
| ✓ | Lot or parcel dimensions, square footage, and orientation | 392,229 SF<br>Property line shown very small on all sides<br>North arrow |
| ✗ | Location, topography, and layout of proposed lots | No topo, no existing conditions map. Need to add |
| ✗ | Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property | No setbacks, no height, need to add |
| ✗ | Location and height of existing and proposed walls and fences | None identified on plans, need to add |
| ✗ | Height, bulk and preliminary elevations of proposed buildings | need to add |
| ✓ | Layout, dimensions, and names of existing and future road right-of-way | Private property, not proposed road |
| - | Location, arrangement and layout of landscaping and open space | See Landscape plan- will review during compliance |
| ✗ | Project name, North arrow, and tie to a section monument | Project Name: The FINELINE Steel Fabrication<br>No monument ties, need to add |

| | | |
|---|---|---|
| ✗ | The boundary lines of the project site with bearings and distances | See site plan, property line noted but no bearings and distances, need to add |
| ✗ | Layout and dimensions of proposed streets, buildings, parking areas, sidewalks, and landscape areas | No dimensions labeled, need to add |
| - | Traffic and pedestrian circulation patterns, including proposed access to the property | Maybe required during compliance review, per city engineer |
| ✗ | Layout and dimensions and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment | *Need to label, dumpster, sign, and signage. Labeled: Fume Extractor, bottle rack, gas cylinder and manifolds* |
| ✗ | A tabulation table, showing: | Add Tabulation table box with the items below |
| ✓ | total gross acreage | 392,229 SQ FT |
| ✓ | square footage of building footprint | 15,430 SQ FT |
| ✓ | square footage of total building floor area | 105,430 SQ FT |
| ✗ | square footage of landscaping | Not on plans |
| ✓ | number of parking spaces | 93 stalls |
| **N/A** | if any, the number and type of dwellings | |
| **N/A** | if any the percentage devoted to each dwelling type and overall dwelling unit density | |
| ✗ | Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings | No existing conditions map. Need to add, verify none are on site |
| **N/A** | Identification of property, if any, not proposed for development | No other property included |
| - | Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas | Wil need to verify once whole plans are submitted |
| ✗ | Location, number, type, and size of signs | None identified, need to add |
| ✗ | Tables showing the number of acres in the proposed development and a land use summary | No land use summary, need to provide |
| **Grading and drainage plan showing the following:** | | Need to provide |
| ✗ | North arrow, scale, and site plan underlay | |
| ✗ | Topography contours at two-foot intervals | |
| ✗ | Areas of substantial earth moving with an erosion control plan | |
| ✗ | Location of existing water course, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater | |
| ✗ | Location of any designated floodplain and/or wetland boundaries | |

| | | |
|---|---|---|
| ✗ | Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities, when necessary, based on adopted City requirements | |
| **Utility Plan showing the following:** | | Need to provide |
| ✗ | North arrow, scale, and site plan underlay | |
| ✗ | 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, and streetlights | |
| ✗ | Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations | |
| ✗ | Location and dimensions of all utility easements | |
| **Building elevations for all buildings showing the following:** | | Need to provide |
| ✗ | Accurate front, rear, and side elevations drawn to scale | |
| ✗ | Exterior surfacing materials and colors, including roofing material and color | |
| ✗ | Outdoor lighting, furnishings, and architectural accents | |
| ✗ | Location and dimensions of signs proposed to be attached to the buildings or structure | |
| **Additional Items:** | | |
| **N/A** | A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project | |
| ✓ | Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening) | |
| ✗ | Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters | Need to verify, contact Cameron Woodbury for Storm Water Maintenance Plan discussion |
| ✗ | Contour and drainage plans, cut and fill specifications, and soil and geologic reports | See ALTA Date: 1.12.22<br>See GEOTECH Date: 2.10.22<br>Will need to submit a existing conditions map |
| - | Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator. | Wil need to verify once whole plans are submitted |
| - | A traffic impact analysis, if requested by the City Engineer or the Planning Commission. | Wil need to verify once whole plans are submitted |
| ✗ | Warranty deed and preliminary title report or other document showing the application has control of the property. | See Title Insurance Dated: 7.16.20,<br>Will need to submit a title insurance that is dated and current within 30 days of application |
| ✗ | Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property within 400 feet thereof. | Need to provide |

| | | |
|---|---|---|
| ✗ | A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed | Need to provide |

**Additional Staff Comments for Completeness:**

This application is incomplete. The city code states that a site plan amendment will follow the final site plan review process, CZC 12.21.110

Please address the items listed above. For your refence I have attached file folder in which we have based our plans on. The site plans submitted did not provide comprehensive details of the site how it currently is and the proposed amendments to the plans. The original approval for the site plan has been delineated from so we will need to have an existing conditions inventory submitted as well. Please feel free to call me or email me if you have any questions about what is needed. I have also provided you with the documents that were approved in 2022 for your reference on what sheets we are expecting the civil plans to include.

Because we have not received all the sheets needed for a review, I can provide you with the feedback on the project as w whole from other staff. During DRC the Public Works Department mentioned that a storm water plan needed to be revised. The impervious surface exceeds the allowed amount, more landscaping will be required. Phased project will need to be address. The city attorney requested that the title report be updated within 30 days of application per city code.

CENTERVILLE
UTAH

Sydney De Wees
City Planner
801-677-6097
sydney.dewees@centervilleutah.gov
655 N 1250 W, Centerville UT 84014
www.centervilleutah.gov
www.linkedin.com/in/sydneydewees

EXISTING BUILDING

EX TBC 4234.34
EX TBC 4234.48
TC 4234.08
EX TBC 4234.51
TC 4234.11
EX TBC 4234.70
TC 4234.30
EX TBC 4234.75
EX TA 4233.99
EX TA 4234.79
R28.0
R48.0
24.0
2.5%
2.5%
3.5%

521.3

FIRE TRUCK TURNING RADIUS

PROPOSED BUILDING 3
AREA: 58,331 SQ. FT.
F.F.E.=4242.20

LOT 3

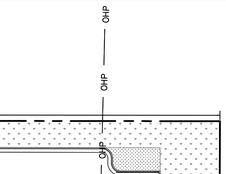
EXISTING BUILDING
1 STORY, METAL
14,930 S.F.
35.5' HIGH

OHP

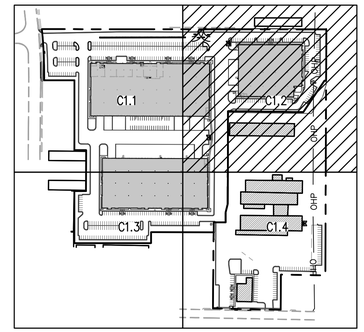
SD

MATCHLINE – SEE SHT C1.1

MATCHLINE – SEE SHT C1.4



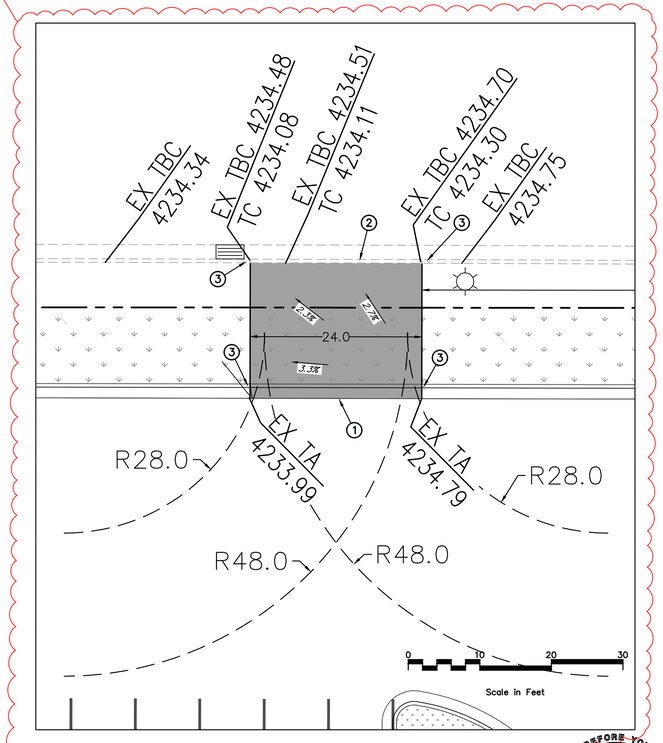

SEE COVER SHEET FOR PROJECT LEGEND.

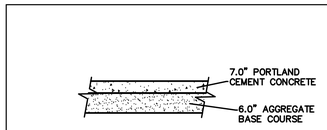



KEYMAP

SITE PLAN NOTES:

1. CUT & REMOVE EXISTING REV PAN CURB & GUTTER AT PROPOSED 24' WIDE DRIVE AISLE. PROVIDE SMOOTH EDGE AT EXISTING ASPHALT FOR NEW ASPHALT PAVEMENT SECTION TO MATCH TO.
2. AT 24' DRIVE AISLE, CUT 0.5' CURB WALL TO 0.1' HEIGHT. NEW PAVEMENT SECTION TO MATCH TO TOP OF CUT CURB WALL.
3. PROVIDE TAPER CURB CUT AT EAST AND WEST EDGES OF DRIVE AREA.




OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.

PAVEMENT SECTIONS ARE PER THE NOVEMBER 17, 2022 GEOTECHNICAL STUDY BY GSH (JOB NO 3601-003-22). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

HEAVY DUTY CONCRETE PAVEMENT SECTION

1. FINELINE 11 – ADDED DRIVE AREA — SDT 09/16/25

| NO | REVISIONS | BY | DATE |
|---|---|---|---|

DESIGNER: TLH — PROJECT ENGINEER: TLH


CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296


# CENTERVILLE FLEX

1250 WEST 400 SOUTH, CENTERVILLE, UT 84014

## SITE PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG
811 IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.
C1.2

| PROJECT ID | DATE: |
|---|---|
| E22-026 | 10/10/25 |
| FILE NAME: PRJ-CSP | SCALE: 1"=30' |

10

**When Recorded Mail to:**
Stokes Stevenson Centerville Flex, LLC
Attn: Controller
88 South 1250 West, Suite A
Centerville, UT 84014

RETURNED
JAN 15 2026

E 3650792 B 8913 P 422-431
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
1/15/2026 11:06 AM
FEE 40.00 Pgs: 10
DEP LCC REC'D FOR SAM NELSON

**With Copy to:**
Centerville City Recorder
250 N Main Street
Centerville, UT 84014

Part of Tax Parcel ID No.: 064650004; 060080034

## ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT ("**Agreement**"), dated 1-14-26, 20~~25~~ ("**Effective Date**"), is between Stokes Stevenson Centerville Flex, LLC, a Utah limited liability company ("**Grantor**") and **Fineline Steel Fabrication, LLC**, a Utah limited liability company ("**Grantee**") (Grantor and Grantee are referred to collectively as the "**Parties**" and individually as a "**Party**"), with reference to the following:

A. Grantor owns Tax Parcel ID No. 064650004, as more particularly described on the attached **Exhibit A** ("**Grantor Parcel**").

B. Grantor and Grantee are parties to that certain Industrial Lease Agreement between Stokes Stevenson Centerville Flex, LLC as "Landlord" and Fineline Steel Fabrication, LLC as "Tenant" dated October 24th, 2025 ("**Lease**"), under which Grantee leases from Grantor that certain premises defined in the Lease ("**Premises**").

C. Grantee desires and Grantor agrees to grant an easement for access over a portion of the Grantor Parcel as shown on the attached **Exhibit B** as "Cross Access Easement" ("**Easement Area**") in accordance with the terms and conditions of this Agreement.

FOR GOOD AND VALUABLE CONSIDERATION, the Parties agree as follows:

1. **Grant of Easement Over Grantor Parcel.** Subject to the terms of this Agreement, Grantor declares, grants, and conveys to Grantee, for the benefit of the Premises, a non-exclusive right-of-way and access easement ("**Easement**") on, over, and across the surface of the Easement Area for ingress and egress, and passage of motor vehicles and pedestrians.

2. **Use of Grantor Parcel**. Grantee has the right and easement, in common with others, to utilize the Easement Area for pedestrian and vehicular access, including, but not limited to, automobile, truck, forklifts, and other motor vehicles. To the extent any portion of the

Easement Area is improved with sidewalks, landscape areas, traffic islands or other similar improvements evidencing that a portion of the Easement Area is to be utilized by pedestrians only and not by motor vehicles, that portion of the Easement Area may not be utilized for vehicular access.

3. **Use; Benefited Parties**. The Easement may be used by the owners of the Grantor Parcel and Grantee, and their respective agents, employees, affiliates, contractors, subcontractors and related service companies, invitees, permitees, guests, tenants, customers, successors, assigns, and local municipal first responders including but not limited to the police department, fire department, and emergency medical teams ("**Benefited Parties**").

4. **Reservation of Rights**. Grantor reserves to itself and its Benefited Parties, the right to: (i) cross over, on, across, under, and through the Easement Area; (ii) make any improvements, adjustments, revisions, repairs, maintenance, replacements, relocations, and to perform any and all other actions necessary or desirable with respect to the Easement Area as they see fit, in their sole and absolute discretion; and (iii) grant any other easements over, on, across, under, through, and in connection with the Easement Area, so long as those uses, improvements, and additional easements do not materially and adversely impair or diminish Grantee's or its Benefited Parties' use of the Easement Area for the purposes granted in this Agreement.

5. **Default.** In the event any Party fails to perform any provision of this Agreement, which failure continues for a period of ten days' after receipt of written notice specifying the particulars of that failure, that failure will constitute a default and any other Party may thereafter institute legal action against the defaulting Party for specific performance, declaratory or injunctive relief, monetary damages, or any other remedy provided by law; provided, however, that the defaulting Party will not be deemed to be in default if the failure to perform cannot be rectified within the ten day period and that Party is diligently proceeding to rectify the particulars of that failure and rectifies the failure as soon as practicable.

6. **Indemnity.** Grantee will indemnify, defend, and hold harmless Grantor from and against all claims, costs, and liabilities, including for mechanics' liens, personal injury, or property damage, resulting from Grantee's use of the Easement Area to the fullest extent that any claims arise from or occur by, through, or under Grantee or its Benefited Parties or are resulting from any act or omission of Grantee or its Benefited Parties.

7. **Not a Public Dedication**. Nothing contained in this Agreement may be deemed to be a gift or a dedication of any portion of Grantor Parcel to or for the general public or for any public purpose whatsoever, it being the intent of the Parties that this Agreement be strictly limited to and for the purposes expressed in this Agreement.

8. **Notices**. All notices, requests, demands, or other communications under this Agreement must be in writing and delivered by personal delivery, overnight mail or delivery service, electronic transmission (provided that a copy must also be sent concurrently to the intended recipient by one of the other delivery methods), or United States registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Grantor: Stokes Stevenson Centerville Flex, LLC
Attn: Controller
88 South 1250 West, Suite A
Centerville, UT 84014

If to Grantee: Fineline Steel Fabrication, LLC
Attn: Tyler Oliver
975 South 50 West
Centerville, UT 84014
Email: toliver@finelinesteel.com

or to such other addresses as a Party may from time-to-time designate by notice in writing to the other Parties. Any notice, request, demand, or communication will be deemed to have been given on the date of mailing. The refusal to accept delivery by any Party or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this paragraph will constitute delivery.

9. **No Relationship**. The Parties do not, by this Agreement nor by any of their acts, become principal and agent, limited or general partners, joint ventures, or of any other similar relationship of each other in the conduct of their respective businesses, or otherwise.

10. **Authority**. The Parties represent and warrant to each other that they have the right, power, legal capacity, authority, and means to enter into and perform this Agreement and that, to the best of their knowledge, this Agreement will not contravene or result in the violation of any indenture, mortgage, deed of trust, lease, contract, instrument, agreement, order, judgment, award, decree, law, rule, or regulation to which they may be subject or by which the assets of the Parties may be bound. The Parties further represent and warrant to each other that this Agreement, when fully executed, will constitute a legal, valid, and binding agreement between the Parties, enforceable in accordance with its terms. The Parties will use reasonable efforts and exercise reasonable diligence to accomplish and effect this Agreement, and, to that end, will execute and deliver all further instruments as may be reasonably requested by another Party in order to fully carry out this Agreement.

11. **Enforcement**. The Parties have the full power and authority to enforce compliance with this Agreement in any manner provided for in law or in equity, including, without limitation, the right to bring an action for damages, to enjoin any violation, or specifically enforce this Agreement.

12. **No Waiver**. The failure of any Party to insist upon strict performance of this Agreement will not be deemed a waiver.

13. **Successors and Assigns**. This Agreement is binding upon and inures to the benefit of the Parties and their respective heirs, executors, administrators, successors, legal representatives, and permitted assigns.

14. **Interpretation; Recitals and Exhibits Incorporated**. The paragraph headings in this Agreement are for convenience only and are not to be considered or referred to in resolving questions of interpretation and construction. The recitals are true, accurate, and correct and that

the recitals and the Exhibits attached to this Agreement are incorporated by this reference and are made a part of this Agreement.

15. **Partial Invalidity**. If any provision of this Agreement or the application of that provision to a Party or circumstance will to any extent be held invalid, the remainder of this Agreement or the application of that provision to Parties or circumstances other than those as to which it is held invalid will not be affected and each provision of this Agreement will be valid and enforced to the fullest extent permitted by law.

16. **Counterparts**. This Agreement may be executed in one or more counterparts.

17. **Applicable Law**. This Agreement is governed by laws of the State of Utah.

18. **Duration and Amendment**. This Agreement will be recorded in the official records of the Davis County, Utah Recorder ("**Official Records**"). This Agreement will automatically terminate upon the earlier of the expiration of the Lease or the Tenant ceases to occupy the Premises. The Parties may otherwise terminate this Agreement only by a written notice of termination executed by the Parties and recorded in the Official Records.

19. **Entire Agreement.** This Agreement represents the entire agreement between the Parties with respect to the use of the Easement Area.

[SIGNATURES PAGES FOLLOW]

THE PARTIES have executed this Agreement to be effective as of the Effective Date.

**GRANTOR:**

**STOKES STEVENSON CENTERVILLE FLEX, LLC, a Utah limited liability company**

By: STOKES STEVENSON MGT NWQ, LLC, a Utah limited liability company
Its: Manager

By: STRUCTURED FINANCE CORPORATION, a Utah Corporation
Its: Manager

By: _____
Travis K. Lish, President and CEO

And:

By: BES INVESTMENT FUND, a Utah limited liability company
Its: Manager

By: _____
Bryan E. Stevenson, Manager

**GRANTEE:**

**Fineline Steel Fabrication, LLC, a Utah limited liability company**

By _____
Brian Tingey
Its: Treasurer

STATE OF UTAH )
: ss.
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged to me this 14TH day of JANUARY, 2025, by TRAVIS LISH, as MANAGER of Stokes Stevenson Centerville Flex, LLC, a Utah limited liability company.

CHANDLER THOMAS OBRAY
Notary Public, State of Utah
Commission # 733311
My Commission Expires On
September 25, 2027

NOTARY PUBLIC
Residing at: SALT LAKE

My commission expires:

SEPTEMBER 25, 2027

STATE OF UTAH )
: ss.
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged to me this 14TH day of JANUARY, 2025, by BRYAN STEVENSON, as MANAGER of Stokes Stevenson Centerville Flex, LLC, a Utah limited liability company.

CHANDLER THOMAS OBRAY
Notary Public, State of Utah
Commission # 733311
My Commission Expires On
September 25, 2027

NOTARY PUBLIC
Residing at:

My commission expires:

SEPTEMBER 25, 2027

STATE OF Utah )
: ss.
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged to me this 14th day of January, 2025, by Brian Meyer, as Treasurer of Fineline Steel Fabrication, LLC, a Utah limited liability company.

SAM NELSON
Notary Public State of Utah
My Commission Expires on:
September 12, 2027
Comm. Number: 733133

NOTARY PUBLIC
Residing at: Salt Lake County

My commission expires:
September 12, 2027

# EXHIBIT A
# TO
# ACCESS EASEMENT AGREEMENT

---

## *Legal Description of Grantor Parcel*

The Grantor Parcel is located in Davis County, Utah and is more particularly described as:

A parcel of land being all of those three(3) entire tracts of land described in that Special Warranty Deed recorded December 15, 2022 as Entry No. 3511237 in Book 8154, at Page 213 in the Office of the Davis County Recorder. Said parcel is located in the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point on the westerly right-of-way line of Utah Transit Authority Commuter Rail shown on that certain Utah Transit Authority Commuter Rail Right-of-Way Survey filed as No. 5910 in the Office of the Davis County Surveyor, which is 111.34 feet S. 89°56'12" W. to a found Witness Corner to the Southeast Corner of said Section 12 and 420.01 feet N. 00°05'40" E. along a monument line and 3.93 feet West from the Southeast Corner of said Section 12; thence N. 89°56'12" W. 6.45 feet; thence S. 33°58'38" W. 161.97 feet; thence N. 89°16'52" W. 320.74 feet; thence S. 00°12'44" W. 395.27 feet; thence S. 13°47'20" W. 37.99 feet; thence S. 00°12'44" W. 41.85 feet; thence N. 89°25'16" W. 50.10 feet; thence S. 00°34'44" W. 42.78 feet; thence N. 89°51'46" W. 266.77 feet; thence S. 00°03'48" W. 46.77 feet; thence N. 89°56'12" W. 326.64 feet; thence N. 00°03'48" E. 221.33 feet; thence S. 89°56'12" E. 50.00 feet; thence N. 00°03'48" E. 174.70 feet; thence N. 89°56'12" W. 50.00 feet; thence N. 00°03'48" E. 297.50 feet; thence N.89°56'12"W. 129.35 feet; thence N.00°25'40"E. 10.67 feet to a point of tangency with a 1949.86 - foot radius curve to the left, concave westerly; thence Northerly 207.44 feet along the arc of said curve, through a central angle of 06°05'44" (Chord bears N. 02°37'12" W. 207.34 feet); thence S. 89°56'12" E. 1,211.16 feet to said westerly right-of-way line; thence S. 00°13'08" W. 217.78 feet along said westerly right-of-way line to the **Point of Beginning**.

The above-described parcel of land contains 737,027 sq. ft. or 16.919 acres, more or less. 3 Condominium Units
The Rotation of this Description to NAD83 State Plane Bearing (Utah North Zone) is 00°19'04" Clockwise.

**EXHIBIT B**
**TO**
**ACCESS EASEMENT AGREEMENT**

---

***Depiction of the Easement Area***

The Easement Area is located in Davis County, Utah and appears as follows:

***Access Easement***

A cross access easement being part of Centerville Flex Condominium, recorded November 5, 2024 as Entry No. 3593998, in Book 8621, at Page 662, in the Office of the Davis County Recorder. Said easement is located in the Southeast Quarter of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian and are described as follows:

**Beginning** at a point on the northerly boundary line of said Centerville Flex Condominium, which point is 638.12 feet N. 00°05'40" E. along a monument line and 524.84 feet West from the Southeast Corner of said Section 12; thence S. 00°06'57" W. 11.16 feet to an existing access easement recorded as Entry #3565513 in the Office of said Recorder; thence N. 89°53'32" W. 24.00 feet along said access easement; thence N. 00°06'57" E. 11.14 feet to said northerly boundary line; thence S. 89°56'12" E. 24.00 feet along said northerly boundary line to the **Point of Beginning**.

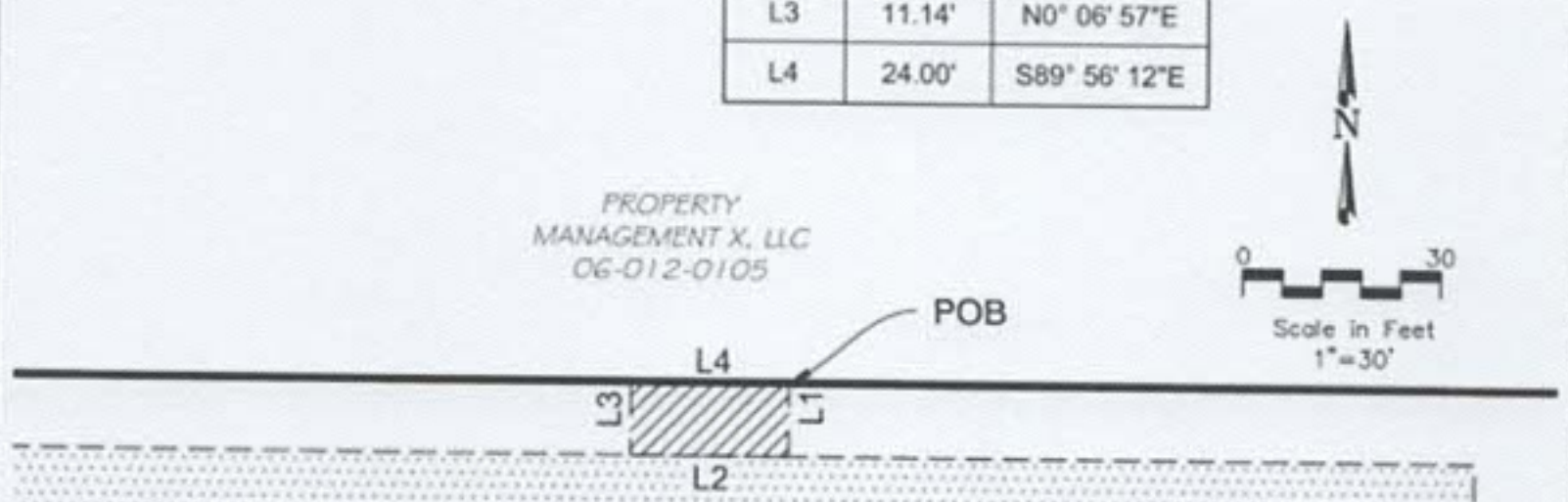
The above-described easement contains 0.006 sq. ft. in area, or 268 acre, more or less.

**EXHIBIT B:** By this reference, made a part hereof.

**BASIS OF BEARING:** N. 0°05'40" E. along the Section Line between the Found Witness Corner to the East Quarter Corner and the Found Witness Corner to the Southeast Corner of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian.

**The Rotation of this Description to NAD83 State Plane Bearing (Utah North Zone) is 00°19'04" Clockwise.**

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 11.16' | S0° 06' 57"W |
| L2 | 24.00' | N89° 53' 32"W |
| L3 | 11.14' | N0° 06' 57"E |
| L4 | 24.00' | S89° 56' 12"E |




*LEGEND*

- Boundary
- Adjacent parcel
- Cross Access Easement
- Existing Access Easement

# EXHIBIT "B"

| | |
|---|---|
| STOKES STEVENSON STEELWORKS ASSOCIATION INC<br>Cross Access Easement | PREPARED BY:<br>CIVIL ENGINEERING + SURVEYING<br>10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095 |
| Assessor Parcel No:<br>06: 465: 0004 | |
| Part of the SE Quarter Sec 12 & NE Quarter Sec 13<br>T.2N., R.1W., S.L.B.&M. | October 15, 2025<br>Page 2 of 2 |

**From:** Cameron Woodbury
**To:** Sydney DeWees
**Subject:** Re: Fine Line Steel
**Date:** Monday, June 29, 2026 9:40:06 AM
**Attachments:** image001.png
Outlook-ly5sjv23.png

---

Sydney,

In 2024 or 2025, After completion of Fineline Steel, I noticed a substantial amount of standing water in the detention pond at Fineline. In 2025, I had the area video inspected and GPS shots taken in the area. It was discovered that the outlet of the detention basin was approximately 9 inches too low and showed that the City pipe the detention pond ties in to may be inverted and flowing backwards. Kevin Campbell and I met with the architect, Frank, representing Fineline Steel earlier this year and Centerville agreed to fix the inverted pipe section and that the remainder of the standing water would be remedied by Fineline. They proposed raising the floor of the detention basin and stated that it was over sized and this would still have capacity to meet detention requirements. Kevin and I stated that would likely work, but they needed to fill the area in with soils of some kind, so water wasn't just sitting stagnant under the existing cobble stone. We also stated that a concrete waterway would likely be needed in the basin. We told Frank that whatever happens, we would need new drawings and calculations for the area to be accepted by Centerville City. Frank was agreeable to this idea. In June 2026, Centerville dug up the city owned pipe to relay it with slope in the correct direction. We discovered that the pipe was laid completely flat. Centerville did not replace the pipe. The GPS shots showing that the pipe was inverted were simply incorrect. After this discovery, on June 18th, I spoke with Tyler Oliver, with Fineline Steel, and shared our findings. I told Tyler that the standing water in the detention basin is now the responsibility of Fineline Steel to correct. I reiterated that I needed to see a plan with calculations before any acceptance or approvals would be granted. Tyler stated that he intends to remove the cobble that is currently in the basin and bring in fill, then relay the cobble when complete. Tyler said he would speak with Frank and get something over to the city ASAP.

Thanks,

CAMERON WOODBURY
Drainage Utility Supervisor

801-292-8232
655 N 1250 W
Centerville, UT 84014
www.centervilleutah.gov
cameron.woodbury@centervilleutah.gov

---

**From:** Sydney DeWees <sydney.dewees@centervilleutah.gov>
**Sent:** Friday, June 26, 2026 11:48 AM
**To:** Cameron Woodbury <cameron.woodbury@centervilleutah.gov>
**Subject:** Fine Line Steel

Hi Cameron,

I am writing a staff report for the Planning Commission to review and due to the Fineline Steel pond being a large part of their review, can you please write,via email or document, the timeline of your overview of the project.

It would be helpful to include the pipe problems, the draining problems, if you two talked at all, the current situation, and the path moving forward.

I will be asking the same from Kevin but I really do need your comments because the planning department will be asking me questions about this and I need your comments to back it up. I have to have the packet done by Wednesday of next week.

THANK YOU

Sydney DeWees
City Planner
801-677-6097
sydney.dewees@centervilleutah.gov
655 N 1250 W, Centerville UT 84014
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# 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: Fineline Steel Fabrication Shop**

**Date: 6.29.26**

TRACKING HISTORY:

Application Submitted: 12.08.25

Completeness Checklist DRC Meeting (1): 6.22.26

Completeness Checklist DRC Meeting (2): 6.29.26

✓ ? X –

| Application Requirement | Code Reference | Department | Comments | |
|---|---|---|---|---|
| Original approved plan set of the final site plan | | Planning | Dated 10.06.2023 | ✓ |
| Copy of the terms and conditions for approval | | Planning | Planner added Planning Commission Decision Dated 06.08.2022 | ✓ |
| Complete Online Application Form | 12.21.110 | Planning | | ✓ |
| Application Fees | 20.130 | Planning | | ✓ |
| 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 | ~~Title report needs to submit one within 30 days of application submittal~~ | ✓ |
| List of current owners of each property as indicated by current records of the Davis County Recorder's Office. | 12.21.110 | Planning | Davis county has 975 FIFTY LLC as the owners but on the owner of affidavit Tyler Oliver and Blake Davis signed it | ✓ |
| Provide a statement describing the proposed project. | 12.21.110 | Planning | Joining access between Fineline existing property and the 88 south property with limited access easement. As well as updating the site plan to match the as built that was illegally done. | ✓ |

| | | | | |
|---|---|---|---|---|
| Copies of any agreements with adjacent property owners relevant to the proposed boundary line adjustment. | 12.21.110 | Legal | ~~Need to submit an access agreement between Fineline and Stokes~~ | ✓ |
| Signed Property Owner Affidavit | 12.21.110 | Planning/ Legal | Davis county has 975 FIFTY LLC as the owners but on the owner of affidavit Tyler Oliver and Blake Davis signed it | ✓ |
| A letter from providers, addressing the feasibility and their requirements to serve the project | | | ~~Century Link~~<br>✓ Deuel Creek Irrigation Co<br>✓ Dominion Energy<br>✓ Rocky Mountain Power<br>✓ South Davis Metro<br>✓ South Davis Sewer District<br>~~Utopia Fiber~~<br>~~Weber Basin Water District~~<br>~~Xfinity Cable Service~~<br>~~Davis County Health Department~~<br>~~UDOT Region One (1)~~ | ✓ |
| Plan Set including:<br>✓ Cover sheet<br>☐ Existing Conditions Inventory Sheet (Survey)<br>✓ Site Plan<br>✓ Grading and Drainage Sheet<br>✓ Utility Plan Sheet<br>✓ Building Elevation Sheet | 12.21.110 | | Has all pages but the cover page and the site plan are one and there is not Existing conditions inventory, will verify that as built is okay. Need to create site plan page | ✓ |
| **Site Plan** | | | | |
| Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets<br><br>One electronic copy shall be submitted<br><br>3 paper copies shall be submitted at the time of compliance review<br><br>Each Sheet should include the following:<br>✓ Engineer Contact information<br>✓ Name<br>✓ Phone number | 12.21.110 | Planning | Frank Murdock Jr<br>Architect & Associates<br>975 E 100 S Salt Lake City Utah 84102<br>801-532-4441<br><br>~~Need to add scale to the site plan page once created~~ | ✓ |

| | | | | |
|---|---|---|---|---|
| ✓Firm<br>✓Address<br>✓Page number<br>✓North Arrow<br>~~✓Scale~~ | | | | |
| **Site Plan Cover Page:** | | | | |
| Cover Page including the following:<br>✓Engineer Contact information<br>✓Name<br>✓Phone number<br>✓Firm<br>✓Address<br>✓Page number<br>✓Development Use<br>✓Engineer Stamp<br>~~✓Vicinity Map~~ | 12.21.110 & 15.05.060 | Planning | ~~Need to add vicinity map to the cover page, I recommend, creating a separate site plan page.~~ | ✓ |
| **Site Plan Sheet –** | | | | |
| Site address | 12.21.110 | Planning | 1250 W 75 N | ✓ |
| Total acreage | 12.21.110 | Planning | 392,229 sqft, 9.07 acreage | ✓ |
| Tax identification number for the parcel | 12.21.110 | Planning | 06-008-0034 | ✓ |
| Legal description of the property and parcel number | 12.21.110 | Planning | Planner Uploaded | ✓ |
| Tie to a Section monument | 12.21.110 | Engineering | | ✓ |
| The boundary lines of all lots in the project showing:<br>☐ Bearings<br>☐ Distances<br>☐ Dimensions<br>☐ Square footage<br>☐ Orientation<br>☐ Topography | 12.21.110 | Planning/ Engineering | | ✓ |
| Subject property existing and proposed buildings:<br>✓ Location<br>✓ Height<br>✓ Setbacks | 12.21.110 | Planning | Setbacks:<br>N: 33 ft (sheet AS 100)<br>S: 26 ft & 169 ft (sheet AS 100)<br>E: 64 ft (sheet AS 100)<br>W: 425 ft (sheet AS 100)<br>Highest Point: 36' 3"<br>( sheet A 200) | ✓ |
| Relationship of the property to adjoining properties and uses for of existing and proposed buildings:<br>✓ Location<br>✓ Height | 12.21.110 | Planning | Need to show the Stokes Stevens property building | ✓ |

| | | | | |
|---|---|---|---|---|
| ✓ Setbacks | | | | |
| Location, arrangement and layout of landscaping and open space (addental checklist is required) | 12.21.110 | Planning | ~~Landscaping plan not submitted~~ | ✓ |
| Location, dimensions, and labeling of other features such as:<br>✓ irrigation facilities<br>☐ ~~bridges~~<br>☐ ~~railroad tracks~~<br>✓ buildings<br>☐ ~~bicycle racks~~<br>✓ dumpsters<br>☐ ~~trash cans~~<br>✓ Dumpsters<br>✓ fences/ retaining walls (with grading plan)<br>✓ signage<br>✓ mechanical equipment | 12.21.110 | Planning | ~~Irrigation can be added to the landscaping plan, dumpsters not indicated on the site plan, signs sheets need to be part of the plan set, Need to show the outline of the laydown yard for the south side of the building~~<br><br>2 FUME EXTRACTIONS & BOTTLE RACK SHOWN ON THE NORHT SIDE OF THE PROPERTY,<br>Fence height is 6',<br>Sign is 6' 6". | ✓ |
| A sheet showing all retaining walls details, including their height relative to proposed grades (when involves fences, walls, grade changes, or in the Hillside Overlay Zone) | 12.21.110 | Planning | See sheet AS 501 & AS 502 | ✓ |
| An elevation plan drawn to scale showing elevations of existing and proposed structures | 12.21.110 | Planning | Per CZC 12.35.300 45' Max. | ✓ |
| Layout, dimensions, and names of existing and future road right-of-way, private street, and sidewalks | 12.21.110 | Public Works | | ✓ |
| Traffic circulation patterns | 12.21.110 | Engineering | None provided | |
| Pedestrian circulation patterns | 12.21.110 | Engineering | None provided | |
| Access to the property | 12.21.110 | Engineering/ Public Works | | ✓ |
| Final Parking Plan | 12.21.110 | Planning/ Public Works | 6.29. 26:<br>93 parking stalls shown Building is 106, 060 SQFT Per CZC 12.52.300 ´1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater" so there needs to be AT LEAST 106 parking stalls. This will need to have a parking waiver or will need to add 13 parking stalls | – |

| | | | | |
|---|---|---|---|---|
| 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:<br>✓ Setbacks from all property lines<br>✓ Impervious surface sq ft and %<br>✓ Square footage of building footprint<br>✓ Square footage of total building floor area<br>✓ Square footage of street rights of way<br>~~Residential Units~~<br>~~Commercial Units~~<br>✓ Structure heights<br>~~Distance between buildings~~<br>Parking number<br>~~Density~~ | 12.21.110 | Planning | ~~Need the West side setback, Need Impervious surface sqft and percent, Need to indicate the total floor area, **Floor Area, Total: The amount of non-residential square footage contained within all buildings or structures on a building site in a public facility, commercial, or industrial zone, measured from outside wall surfaces and including basements, garages, porches, utility rooms, stairways, recreation rooms and storage rooms but excluding unroofed balconies and patios,~~ Need to give accurate parking count | – |
| 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 | N/A | ✓ |
| Any existing easements, driveways, utilities and infrastructure improvements | 12.21.110 | Planning | Will verify with Kevin and Mike C | ✓ |
| **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/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of streams drainage course. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of floodplains located on or within 100 feet of the subject property. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Floodplains shall be as delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps | 12.50.040 | Public Works-Drainage | Submittals are AS BUILT | ✓ |
| Floodplain elevations for a 100 year flood event shall be depicted by topographic delineation | 12.50.040 | Public Works-Drainage | Submittals are AS BUILT | ✓ |

| | | | | |
|---|---|---|---|---|
| Depiction of the slope categories based on the City topographic maps:<br>○ 0-10%;<br>○ 10-20%;<br>○ 20-30%;<br>○ 30% or more. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of sensitive soils (as identified on any soil survey prepared for a government body). | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Description of soil limitations on development | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Description of soils with severe limitation shall be noted separately | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of seasonal high water table | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of flood hazard | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of poor drainage | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of wetland/hydric soil conditions | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of high shrink/swell potential | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of shallow depth to bedrock | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of excessive slopes | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of high susceptibility to erosion | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| Depiction of wetlands which are required to be delineated by the Clean Water Act. | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction wetlands by a line denotating the boundaries | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| A copy of any application for authorization to impact or alter wetlands | 12.50.040 | Public Works-Drainage/ Engineering | Submittals are AS BUILT | ✓ |
| Depiction of shrub and tree stands (as indicated by recent aerial photos) | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |

| | | | | |
|---|---|---|---|---|
| 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 | Submittals are AS BUILT | ✓ |
| Depiction of any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI. | 12.50.040 | Engineering | Submittals are AS BUILT | ✓ |
| 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 | Submittals are AS BUILT | ✓ |
| 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 | Submittals are AS BUILT | ✓ |
| Depiction of cultural and historic resources, including cemeteries, identified in the General Plan | 12.50.040 | Planning | N/A | ✓ |
| Note whether the property is located within a designated historic district. | 12.50.040 | Planning | N/A | ✓ |
| 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 | | ✓ |
| Areas of substantial earth moving with an erosion control plan | 12.21.110 | Public Works/ Engineering | | ✓ |
| Storm Water Maintenance Plan Submitted | Title 16 | Public Works/ Engineering | Will be part of the on going review with Storm Drainage staff | – |
| Storm Water Maintenance Plan Agreement Signed | Title 16 | | Will be part of the on going review with Storm Drainage staff | – |
| Location of existing:<br>✓ water course<br>✓ canals<br>✓ ditches<br>✓ springs<br>✓ wells<br>☐ culverts<br>☐ storm drains | 12.21.110 & Title 16 | Public Works/ Engineering | | – |
| Location of any designated floodplain and/or wetland boundaries | 12.21.110 & Title 16 | Public Works/ Engineering | | ✓ |
| Direction of:<br>✓ storm water flows | 12.21.110 | Public Works/ Engineering | ~~Detention Pond not properly constructed to~~ | ✓ |

| | | | | |
|---|---|---|---|---|
| ✓ catch basins<br>✓ inlets<br>✓ outlets<br>✓ waterways<br>✓ culverts<br>✓ detention basins<br>✓ orifice plates<br>outlets to off-site facilities<br>~~off-site drainage~~ | | | ~~outflow to SDMH in 1250 West Street~~<br>Will need to clear out the outlet to the city street and be monitored by Storm Drainage Staff once rain occurs. | |
| **Utility Plan Sheet:** | | | | |
| All existing and proposed utilities including, but not limited to:<br>☐ Sewer<br>☐ culinary water<br>☐ secondary water<br>☐ fire hydrants<br>☐ storm drains<br>☐ subsurface drains<br>☐ gas lines<br>☐ power lines<br>☐ communications lines<br>☐ cable television lines<br>☐ streetlights | 12.21.110 | Public Works/ Engineering | ~~Show existing invert of 18" stub of 4176.52 from ALTA survey~~<br><br>~~Show existing invert from ALTA survey of 4175.59~~ | ✓ |
| 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 | | ✓ |
| Contour Drainage Plans | Title 16 | Public Works/ Engineering | | ✓ |
| Cut and Fill Specifications | 15.05.030 & 15.05.070 | Public Works/ Engineering | | ✓ |
| 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 reviewed and approved by the City prior to final approval of a development project. | 12.21.110 | Public Works/ Engineering | | ✓ |
| Location and dimensions of all utility easements | 12.21.110 | Public Works/ Engineering | | ✓ |

| Building Elevations Sheet: | | | | |
|---|---|---|---|---|
| Accurate front, rear, and side elevations drawn to scale | 12.21.110 | Planning | | ✓ |
| Exterior surfacing materials and colors, including roofing material and color | 12.21.110 | Planning | | ✓ |
| Outdoor lighting, furnishings, and architectural accents | 12.21.110 | Planning | | ✓ |
| Location and dimensions of signs proposed to be attached to the buildings or structure | 12.21.110 | Planning | | ✓ |

Additional items to note:

Planner:

~~Need to apply to have the South Davis Metro review your plans and approved (Home | sdmetrofire.org:~~
Approved plan submitted

~~The laydown yard might need to be screened. I think the intent of the outdoor storage screening per CZC 12.51.110 Screening Requirements is to screen it from the public, off site. However, the same vocabulary is used for trash receptacles, and we require this to be screened from the public, onsite.~~:

Deemed to be acceptable and that the outdoor storage yard meets the intent of the code per DRC staff discussions.

**From:** Kevin Campbell
**To:** Sydney DeWees
**Subject:** RE: Fineline Steel Timeline Request
**Date:** Monday, June 29, 2026 2:01:36 PM
**Attachments:** image001.png
Hogan - Fineline Steel Site - BR #1 07-19-24.pdf

---

Hello Sydney,

In July of 2024 a bond reduction was recommended for 90% of the Storm Drain and Detention as well as 90% of the Sewer. See attached Bond Reduction form. There still remains $211,410.00 in the bond for Landscaping and Dumpster Enclosure, Contingency, and 10% remaining for any storm drain or sewer punch-list items that may come to light.

The culinary water system for the site has been approved.

The Detention system is of adequate size to accommodate the site even with the storage area.

The detention system is draining more freely now that the outlet pipe was cleaned and there may or may not need to be reworking of the storm drain pipe system at the south entrance.

Let me know of any questions.

Kevin

**Kevin Campbell, P.E.**
Centerville City Engineer

**Kevin Campbell, P.E.**
ESI Engineering, Inc
4141 W 2100 S Ste 100
West Valley City, UT 84120
801.263.1752

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**From:** Sydney DeWees <sydney.dewees@centervilleutah.gov>
**Sent:** Friday, June 26, 2026 11:50 AM
**To:** Kevin Campbell <Kevin.Campbell@esieng.com>
**Subject:** Fineline Steel Timeline Request

Hi Kevin,

I am writing a staff report for the Planning Commission to review and due to the Fineline Steel pond being a large part of their review, can you please write,via email or document, the timeline of your overview of the project.

It would be helpful to include the pipe problems, the draining problems, if you two talked at all, the current situation, and the path moving forward.

I will be asking the same from Cameron but I really do need your comments because the planning department will be asking me questions about this and I need your comments to back it up. I have to have the packet done by Wednesday of next week.

THANK YOU!

CENTERVILLE
UTAH

Sydney De Wees
City Planner
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**ORDINANCE NO. 2022-08**

**AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 9.07 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 940 NORTH 1250 WEST FROM INDUSTRIAL VERY-HIGH (I-VH) TO INDUSTRIAL VERY-HIGH WITH A PLANNED DEVELOPMENT OVERLAY (I-VH/PD) AND APPROVING THE CONCEPTUAL PLAN FOR THE HOGAN CONSTRUCTION PDO**

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

**WHEREAS,** in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in the West Centerville Neighborhood Plan, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Industrial Very-High (I-VH) to Industrial Very-High with a Planned Development Overlay (I-VH/PD) as more particularly provided herein; and

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

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

**BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF CENTERVILLE, UTAH, AS FOLLOWS:**

**Section 1. PDO Rezone and Conceptual Plan Approval.** Subject to the conditions of approval set forth in Section 2, the real property located at approximately 940 North 1250 West in Centerville City consisting of approximately 9.07 acres as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Industrial Very-High (I-VH) to Industrial Very-High with a Planned Development Overlay (I-VH/PD) and the Conceptual Plan for the Hogan Construction PDO as more particularly described in **Exhibit B,** attached hereto and incorporated herein by this reference, is hereby approved by the City Council.

**Section 2. Conditions.** The PDO Rezone and Conceptual Plan for Hogan Construction PDO are subject to the following conditions of approval:

1. The properties shall be rezoned to I-VH/PD and limited to the area shown in the illustrative Aerial Parcel Map, submitted to the City on March 9, 2022; also known as Parcel **06-008-0034**.
2. The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval or may be extended upon approval for one (1) additional year, in accordance with CZC 12.41.080 of the Zoning Ordinance.

3. As part of the PDO approval, the petitioner's March 9, 2022 **Project Narrative and Illustrative Exhibits,** as submitted to the City that describes the idea, design concepts, and site layout shall be deemed the project's Master Conceptual Site Plan, which contains the following:
   *i.* **Introduction** – The described purpose for the PDO approval.
   *ii.* **Architectural Design, Features and Color Scheme** – A planned and controlled architectural theme through use of materials, colors, and design.
   *iii.* **Project Site Plan –** Depiction of the site layout for buildings, landscaping, and fencing.
   *iv.* **Development Plan and Phasing** – Establishes a two (2) phase development scenario either for construction or development. This will need to be finalized with the Final Site Plan submittal.
4. All subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan and Architectural Design Theme.
5. The Final Site Plan submittal shall be submitted in accordance with CZC 12.21.110 – Site Plan Review and CZC 12.35 – Industrial Zones. The following variations are allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan approval:

   ✓ **CZC 12.35.080(e); Exterior Building Standards** – The proposed building design may be modified in favor of using the proposed engineered insulated colored metal wall panel system, as depicted in the March 9, 2022 submittal to the Commission.

**Section 3.** **Findings.** The PDO Rezone and Conceptual Plan for Hogan Construction PDO is based on the following findings:

a. The City Council finds that CZC 12.21.080(c) authorizes a "property owner or authorized agent" to initiate a PDO zone map amendment.
b. The City Council finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as reviewed in the Staff Report, the PDO request can be deemed consistent with the City's General Plan.
c. The City Council finds that the request for PDO meets the spirit and intent of the Zoning Ordinance as set forth in CZC 12.41.060.
d. The City Council finds that the request for PDO along with the conditions imposed will allow for the property to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional I-VH zone regulations.

**Section 4.** **Severability**. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

**Section 5.** **Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 5th DAY OF APRIL, 2022.**

**ATTEST:** **CENTERVILLE CITY**

_____ By: _____
Jennifer Hansen, City Recorder Clark A. Wilkinson, Mayor

Voting by the City Council:

| | "AYE" | "NAY" | "ABSENT" |
|---|---|---|---|
| Councilmember Hirst | _____ | _____ | _____ |
| Councilmember Ince | _____ | _____ | _____ |
| Councilmember McEwan | _____ | _____ | _____ |
| Councilmember Mecham | _____ | _____ | _____ |
| Councilmember Summerhays | _____ | _____ | _____ |

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the following referenced dates.

_____ DATE: _____
JENNIFER HANSEN, City Recorder

RECORDED this ____ day of _____, 2022.

PUBLISHED OR POSTED this ____ of _____, 2022.

## Exhibit A

## Legal Description for Hogan Construction PDO

All of Parcel No. 06-008-0034

COMMENCING 217.78 FEET NORTH FROM SOUTHEAST CORNER OF SELLER'S LANO AT A POINT 38.060 CHAINS, MORE OR LESS, EAST ANO 637.54 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE ANO MERIDIAN., ANO RUNNING THENCE ALONG THE EAST UNE OF SELLER'S LANO NORTH 318.80 FEET TO THE NORTHEAST CORNER OF SELLER'S LAND; THENCE ALONG THE NORTH LINE THEREOF WEST 1146.18 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A FRONTAGE ROAD; THENCE ALONG SAID EASTERLY LINE SOUTHERLY 140 FEET, MORE OR LESS, ALONG THE ARC OF AN 1869,86 FOOT RADIUS CURVE; THENCE ALONG SAID EASTERLY LINE SOUTH 6°30'. EAST 168.94 FEET; THENCE ALONG THE ARC OFA 1949.86 FOOT RADIUS CURVE 17.7S FEET TO A POINT DUE WEST OF BEGINNING; THENCE EAST 1205 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## Exhibit B

## Conceptual Plan for Hogan Construction PDO

Minutes of the Centerville **City Council** meeting held Tuesday, April 5, 2022, at 7:15 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

**MEMBERS PRESENT**

| | |
|---|---|
| Mayor | Clark Wilkinson |
| Council Members | Gina Hirst<br>William Ince<br>Robyn Mecham<br>Spencer Summerhays |
| **MEMBER ABSENT** | George McEwan |
| **STAFF PRESENT** | Brant Hanson, City Manager<br>Lisa Romney, City Attorney<br>Jennifer Hansen, City Recorder<br>Jacob Smith, Administrative Services Director<br>Cory Snyder, Community Development Director<br>Nate Plaizier, Finance Director<br>Mike Carlson, Public Works Director<br>Bruce Cox, Parks and Recreation Director<br>Bryce King, Recreation Coordinator<br>Kevin Campbell, City Engineer<br>Paul Child, Centerville Police Chief<br>Lt. Allen Ackerson, Centerville Police Department |
| **VISITORS** | Shane Marshall, UDOT<br>Siobhan Locke, UDOT<br>Blake Davis, Hogan & Associates Construction<br>Frank Murdock, Architect, Hogan & Associates Construction<br>Interested Citizens |
| **PRAYER OR THOUGHT** | Councilmember Mecham |

**PLEDGE OF ALLEGIANCE**

**OPEN SESSION**

Paul Cutler, former Centerville Mayor, announced his intention to run for State House of Representatives. He said he would love to hear any Council concerns or feedback about the State Legislature, and would welcome support from individual Councilmembers.

**UDOT ENVIRONMENTAL IMPACT STUDY PRESENTATION**

Shane Marshall with UDOT provided an update regarding an Environmental Impact Study for I-15 between Farmington and Salt Lake City, with a 2050 planning horizon. He spoke of coordination with local governments and ongoing stakeholder communication. Responding to a question from Councilmember Ince, Mr. Marshall stated the Parrish Lane interchange was part of the Study. He said one of the goals was to make I-15 part of the Centerville community rather than a barrier to the community.

Siobhan Locke with UDOT commented that the Environmental Impact Study would be ongoing through 2024, and was currently entering the public input stage (April 11 – May 13). She shared a draft Purpose and Need Statement for the Study:

> Purpose: To improve safety, replace aging infrastructure, provide better mobility for all travel modes, strengthen the state and local economy, and better connect communities along I-15 from Farmington to Salt Lake City. The project purpose consists of the following items which are organized by UDOT's Quality of Life Framework categories of Good Health, Connected Communities, Strong Economy, and Better Mobility.

Ms. Locke shared draft screening criteria, and listed methods for public comment submission. Mayor Wilkinson thanked the UDOT representatives for their presentation.

## INTERLOCAL AGREEMENT – PORTER-WALTON CRA

Administrative Services Director Jacob Smith explained Young Powersports had approached the City, specifically the RDA, regarding potential tax increment participation for help with development costs. Mr. Smith said the RDA had worked to create the Porter-Walton Community Reinvestment Project Area (CRA) to assist Young Powersports with their financial request. The life of the CRA would be 15 years, with 50% tax increment participation from Centerville City (property tax for 15 years, sales tax for 5 years). Mr. Smith answered questions from the Council.

Councilmember Summerhays **moved** to approve Resolution No. 2022-09 adopting an Interlocal Cooperation Agreement between the City and the RDA regarding property tax and sales tax increment for the Porter-Walton CRA, subject to contemplating the finalization of exhibits for revisions to the final budget. Councilmember Hirst seconded the motion, which passed by unanimous vote (4-0).

## PUBLIC HEARING – ZONE MAP AMENDMENT – HOGAN CABINET & STEEL – PLANNED DEVELOPMENT OVERLAY AND CONCEPTUAL SITE PLAN

Community Development Director Cory Snyder said the request was to rezone property located at 975 West 50 South from Industrial-Very High (I-VH) to Industrial-Very High/Planned Development Overlay (I-VH/PD) to amend base parameters and create a custom development. He said the applicant was planning to make the proposed buildings look appealing while maintaining efficiency with an engineered insulated metal panel wall system that was both architecturally friendly and visually pleasing. The engineered insulated metal panel wall system would be outside base I-VH standards. Mr. Snyder stated staff and the Planning Commission recommended approval with conditions listed in the staff report. The Council and staff discussed project phasing, and the desire for drought tolerant landscaping.

Blake Davis with Hogan and Associates Construction explained that existing structures on the property had proven to be extremely energy inefficient. He said the planned new steel facility would be set up for automation, and showed photographs of a similar facility. Mr. Davis explained the automated processes would require a wider structure than permitted in the base I-VH Zone. Mr. Davis said he would prefer to use some form of xeriscape landscaping. He added that a neighboring landscaping company had agreed to landscape and maintain a portion of the green space as a show area for customers. He clarified that phase one of the project would involve the steel fabrication shop, and phase two would involve the cabinet shop. Mr. Davis explained accommodations for an undocumented sewer line on the property. He said he anticipated 50-60 employees for the steel fabrication facility, and 60-75 employees for the cabinet facility. City

Manager Brant Hanson commented the City may need to reevaluate and adjust the existing roundabout on 1250 West to accommodate industrial truck traffic expected in the area.

Mayor Wilkinson opened a public hearing at 8:34 p.m., and closed the public hearing seeing that no one wished to comment. Responding to a question from Councilmember Summerhays, Mr. Snyder explained the Landscape Ordinance did mention xeriscape landscaping. He recommended the Council reference the existing Landscape Ordinance in a condition of approval. Responding to a question from Mayor Wilkinson, Mr. Davis stated the two existing metal buildings would be removed.

Councilmember Summerhays **moved** to adopt Ordinance No. 2022-08 amending the Zoning Map for Hogan and Associates Construction from I-VH to I-VH/PD, with the following conditions and findings. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

Conditions:

1. Subject to conditions required by the Planning Commission.
2. Subject to developer focusing on a drought tolerant landscape plan utilizing a licensed landscape architect professional, reducing turf as much as possible while maintaining other drought tolerant plant types.

Findings:

a. The City Council finds that CZC 12.21.080(c) authorizes a "property owner or authorized agent" to initiate a PDO zone map amendment.
b. The City Council finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as reviewed in the Staff Report, the PDO request can be deemed consistent with the City's General Plan.
c. The City Council finds that the request for PDO meets the spirit and intent of the Zoning Ordinance as set forth in CZC 12.41.060.
d. The City Council finds that the request for PDO along with the conditions imposed will allow for the property to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional I-VH zone regulations.

**PERSONNEL POLICIES AMENDMENTS – DESIGNATING JUNETEENTH NATIONAL FREEDOM DAY – CPP 4.090**

City Manager Brant Hanson explained the recommendation to designate Juneteenth National Freedom Day as a holiday recognized in the City Personnel Policies Manual. He commented it was consistent for the City to recognize holidays that were recognized by both the Federal and State governments. Responding to a question from Councilmember Mecham, he said other cities were doing the same.

Councilmember Summerhays **moved** to approve Resolution No. 2022-08 declaring June 19th as Juneteenth National Freedom Day and amending Section 4.090 of the Centerville Personnel Policies designating Juneteenth National Freedom Day as a legal City holiday.

Responding to a question from the Council, Mr. Hanson stated the City currently recognized 12 legal City holidays. Approval of Resolution No. 2022-08 would bring the total to 13. Councilmember Ince said the City had a serious compensation issue, and the Council was in the

middle of a serious discussion of compensation in the budget. He said he was not aware of a single personal client who recognized June 19th as a paid holiday, and said he questioned the need. Mayor Wilkinson said he appreciated staff's quick response to the Governor's recent recognition of the holiday. Councilmember Summerhays said that, although the Resolution was couched as a policy in recognition of a paid holiday, he viewed it as a recognition of continued freedoms in the Country. Mr. Hanson said ten cities in Utah had already adopted the holiday.

The Council discussed City-recognized holidays compared with holidays recognized in the private sector. Councilmember Mecham suggested waiting to see what other cities were doing. Councilmember Summerhays said he did not personally care what other cities were doing on the matter. Councilmember Hirst said she believed June 19th was an important day to recognize, but expressed concern from a private sector perspective with adding another paid holiday. She said she believed Mr. Hanson had a good point that adoption of Juneteenth as a legal City holiday would be consistent with adoption of other Federal and State holidays. Councilmember Hirst said she was not opposed to the particular day, but was concerned about the budgeting issue. Councilmember Ince said he would personally appreciate time to think about the recommendation. He said he cared about what other cities were doing regarding the compensation issue. Councilmember Summerhays said the company for which he worked recognized Juneteenth as a holiday. He repeated that for him it was about recognizing moving forward with freedom for all citizens. Councilmember Hirst said she was in agreement. She expressed concern about the compensation impact, and suggested perhaps switching Juneteenth for an already-recognized paid holiday.

Councilmember Ince made a **substitute motion** to table the issue for 30 days to provide Councilmembers time to think, and requested staff provide the Council with a list of currently recognized paid City holidays. Mr. Hanson encouraged Councilmembers to truly learn about the importance of Juneteenth to the nation. Regarding the suggestion to switch Juneteenth with an already recognized holiday, he expressed the opinion that all governmentally recognized legal holidays had significance and importance. Mr. Hanson added that a list of City holidays was included with the Resolution. Councilmember Mecham seconded the substitute motion, which passed by majority vote (3-1), with Councilmember Summerhays dissenting. Mr. Hanson said staff would bring the issue back at the first meeting in May.

## DROUGHT RESILIENCY PROJECT GRANT – BUREAU OF RECLAMATION "WATER AND RELATED RESOURCES" FUNDING – RESOLUTION OF SUPPORT

Public Works Director Mike Carlson explained staff were working with the Ferguson Group to submit an application for a grant from the Bureau of Reclamation "Water and Related Resources" to fund or partially fund a Drought Resiliency Project, including the Centerville Canyon Replacement Well, the Centerville Canyon Aquifer Storage and Recovery Improvements, and the Main Street Transmission Line Replacement and Upsizing. Proposed Resolution No. 2022-10 was drafted to demonstrate community support for the Drought Resiliency Project and grant application. City Manager Brant Hanson commented that receiving the grant funds would be a great opportunity, and suggested using American Rescue Plan Act (ARPA) funds for the City's match portion if the grant were received.

Councilmember Ince **moved** to approve Resolution No. 2022-10 supporting and authorizing the City to apply for a grant or other financial assistance from the Bureau of Reclamation "Water and Related Resources" to fund or partially fund the Drought Resiliency Project. Councilmember Summerhays seconded the motion, which passed by unanimous vote (4-0). Mr. Carlson confirmed the projects included in the Drought Resiliency Project were, for the most part, on the Water Master Plan and would need to be funded by the City in the next several years anyway.

## SUMMARY ACTION

1. Bid Award – London Road – Culinary Waterline & Storm Drain
2. Bid Award – Cottonwood Drive – Culinary Waterline & Storm Drain
3. Bid Award – London Road – Waterline & Storm Drain – Materials
4. Bid Award – Cottonwood Drive – Waterline & Storm Drain – Materials

Mr. Carlson explained the recommended bid awards for the London Road and Cottonwood Drive projects. Responding to a question from Councilmember Summerhays, Mr. Carlson explained that time was a big concern, and said he believed the City Engineer recommended awarding the bids as listed with the expectation that both of the projects would be completed before the end of June, before dust would be an issue for residents.

Councilmember Ince **moved** to award bid for the London Road Culinary Waterline & Storm Drain project to Great Basin Development and Construction in the amount of $479,646.00. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

Councilmember Ince **moved** to award bid for the Cottonwood Drive Culinary Waterline & Storm Drain project to Ormond Construction in the amount of $507,727.72. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

Councilmember Ince **moved** to award bid for materials to Ferguson Waterworks in the amounts of $139,959.00 for the London Road Waterline & Storm Drain project, and $121,987.25 for the Cottonwood Drive Waterline & Storm Drain project. Councilmember Hirst seconded the motion, which passed by unanimous vote (4-0).

## MINUTES REVIEW AND ACCEPTANCE

Minutes of the March 15, 2022 City Council Meeting were reviewed. Councilmember Ince moved to accept the minutes as presented. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

## APPOINTMENTS

Mayor Wilkinson recommended appointment of Blair Parrish and Cynthia Parrish to the Landmarks Commission. Councilmember Mecham made a **motion** to approve appointment of Blair Parrish and Cynthia Parrish to the Landmarks Commission. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

## CITY COUNCIL REPORT

Councilmember Hirst provided an update regarding Deuel Creek Irrigation. She reported irrigation water would be available beginning May 15th. Councilmember Hirst asked that information about drought conditions and the Flip Your Strip program be included in the next City newsletter. She explained some of the Flip Your Strip program requirements. Councilmember Hirst spoke of irrigation restrictions imposed by Deuel Creek Irrigation for the coming summer season, and expressed concern about City culinary water sources if citizens chose to use culinary water to keep their lawns green.

Councilmember Hirst reported the Parks and Recreation Committee would select five movies for Movies in the Park evenings at their next meeting. She asked that the Council schedule a discussion of park issues. Recognizing that working with the Army Corps of Engineers to mitigate wetlands at Community Park for pickleball courts may take considerable time,

Councilmember Summerhays suggested the Council focus on putting pickleball courts at an additional location in the meantime. Parks and Recreation Director Bruce Cox referred to a discussion of the issue at a Council meeting in 2021, and the decision the Council made at that time for moving forward.

The Council and staff discussed the concern of residents connecting culinary water to irrigation lines. Mayor Wilkinson commented on the importance of communicating information with residents.

## MAYOR'S REPORT

- Mayor Wilkinson reported Centerville City would be receiving a Utah Healthy Community award.
- The Mayor reported the last trailer from the former trailer park sold recently, and expressed appreciation for all the hard work done by the community in relation to that project.
- Mayor Wilkinson reported the Youth City Council recently attended a training event.
- Mayor Wilkinson spoke of a 9/11 commemoration project.

## CITY MANAGER'S REPORT

No report.

## ADJOURN

At 9:49 p.m., Councilmember Summerhays **moved** to adjourn and move to a budget work session following a brief recess. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

Jennifer Hansen
Jennifer Hansen, City Recorder

4-19-2022
Date Approved

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL

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

# CITY COUNCIL TRANSMITTAL REPORT

| | |
|---|---|
| **APPLICANT:** | **TYLER OLIVER**<br>**975 WEST 50 SOUTH**<br>**CENTERVILLE, UTAH 84014**<br>(toliver@hoganconstruction.com) |
| **OWNER:** | **HOGAN AND ASSOCIATES CONSTRUCTION**<br>**940 NORTH 1250 WEST**<br>**CENTERVILLE, UTAH 84014** |
| **PROPERTY:** | **PARCEL 06-008-0034**<br>**(975 WEST 50 SOUTH)** |
| **ACREAGE:** | **8.97 ACRES** |
| **ZONING:** | **INDUSTRIAL VERY- HIGH (I-VH) DISTRICT** |
| **APPLICATION:** | **REQUEST FOR A PLANNED DEVELOPMENT OVERLAY REZONE ZONE TO (I-VH/PD) AND CONCEPTUAL SITE PLAN ACCEPTANCE** |

**PC RECOMMENDATION:** **APPROVAL (5-0)**

## BACKGROUND

The purpose of the "*planned overlay request*" is to seek a variation from the conventional I-VH Architectural Design standards, which present a functional construction limitation, due to the size of the planned facilities. The applicant proposes to create a master design theme that also is responsive to surrounding commercial development to the north and the potential redevelopment of the aging Trinity facility to the south.

## PLANNING COMMISSION RECOMMENDATION

On 3/9/2022 the Centerville Planning Commission voted to **RECOMMEND APPROVAL** to the City Council of Zone Map Amendment of the subject property from I-VH to I-VH/PD, with the following conditions and findings:

1. *The properties shall be rezoned to I-VH/PD and limited to the area shown in the illustrative Aerial Parcel Map, submitted to the Commission on March 09, 2022; also known as Parcel **06-008-0034**.*
2. *The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval or may be extended upon approval for one (1) additional year, in accordance with CZC 12.41.080 of the Zoning Ordinance.*
3. *As part of the PDO approval, the petitioner's March 09, 2022 **Project Narrative and Illustrative Exhibits,** as submitted to the Commission that describes the idea, design concepts, and site layout shall be deemed the project's Master Conceptual Site Plan, which contains the following:*
    i. ***Introduction** – The described purpose for the PDO approval.*
    ii. ***Architectural Design, Features and Color Scheme** – A planned and controlled architectural theme through use of materials, colors, and design.*
    iii. ***Project Site Plan –** Depiction of the site layout for buildings, landscaping, and fencing.*
    iv. ***Development Plan and Phasing** – Establishes a two (2) phase development scenario either for construction or development. This will need to be finalized with the Final Site Plan submittal.*
4. *All subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan and Architectural Design Theme.*
5. *The Final Site Plan submittal shall be submitted in accordance with CZC 12.21.110 – Site Plan Review and CZC 12.35 – Industrial Zones. The following variations are allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan approval:*
    - ✓ ***CZC 12.35.080(e); Exterior Building Standards** – The proposed building design may be modified in favor of using the proposed engineered insulated colored metal wall panel system, as depicted in the March 09, 2022 submittal to the Commission.*

*Suggested Reasons for Action (findings)*:

a. *The Planning Commission finds that CZC 12.21.080.c. authorizes a "property owner or authorized agent" to initiate a PDO zone map amendment.*
b. *The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as reviewed in the staff report, the PDO request can be deemed consistent with the City's General Plan.*
c. *The Planning Commission finds that the request for PDO meets the spirit and intent of the Zoning Ordinance as set forth in CZC 12.41.060*
d. *Therefore, the Planning Commission finds that the request for PDO along with the conditions imposed will allow for the property to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional I-VH zone regulations.*

## PLANNING COMMISSION VOTE

| **COMMISSIONER** | YES | NO | ABSENT | ABSTENTION |
|---|---|---|---|---|
| Daly (Chair) | **X** | | | |
| Kjar | **X** | | | |
| Larsen | **X** | | | |
| Shegrud | | | **X** | |
| Wilcox | **X** | | | |
| Wright | **X** | | | |

CENTERVILLE

# PLANNING COMMISSION

## Staff Report
**7/8/2026**

**Item No**. 2.
**Title:** Discussion - First review of draft code concepts for Detached Accessory Dwelling Units (DADU) to be located in Chapter 12 of the Centerville Zoning Code.
**Initiated By:** Mike Eggett, Community Development Director
**Staff Representative:** Mike Eggett, Community Development Director, Lisa Romney, City Attorney

**SUBJECT:**

Discussion regarding draft code concepts and a summary of code ideas for Detached Accessory Dwelling Units (DADU), to be located in Chapter 12 of the Centerville City Code.

**RECOMMENDATION:**

Discussion item only. However, staff recommends that the Planning Commission complete the review of this language and prepare a recommendation to the City Council by or before the August 26th Planning Commission meeting.

**BACKGROUND:**

During the most recent Utah Legislative Session, the State Legislature approved Senate Bill 284 *Local Land and Water Modifications.* Within this approved bill is significant language regarding a requirement for Utah cities (including Centerville) to establish City land use regulations for the allowance of Detached Accessory Dwelling Units (DADUs) within the City's municipal boundaries. This Senate Bill language has further been memorialized in Utah State Codes 10-21-101 and 10-21-304 respectively. Additionally, Senate Bill 284 requires that Utah State Code 10-21-304 go into effect on October 1, 2026. Therefore, City staff has prepared a summary of City Codes from Utah jurisdictions reflecting their take on addressing the Detached ADU requirement. Additionally, staff has prepared a discussion starting point by completing and providing a draft concept land use Code for Detached ADUs (to be included in the Centerville Zoning Code (Title 12)). Please see the attachments for the noted documents, State Code language, and City Codes for Internal ADUs.

**ATTACHMENTS:**

1. USC 10-21-304 DADUs
2. USC 10-21-101 ADUs Definitions
3. USC 10-21-303 IADUs
4. CZC 12.60 IADUs
5. DADU Municipal Code Analysis [June 2026]
6. Proposed Draft DADUs Code [202606] - working draft
7. Proposed Draft DADUs Code [202606] - clean draft

***Effective 10/1/2026***

**10-21-304 Detached accessory dwelling units.**

(1)

(a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.

(b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.

(2) A land use regulation described in Subsection (1) shall:

(a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and

(b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:

(i) dwelling and accessory structure setback requirements; and

(ii) building, health, and fire codes.

(3) A land use regulation described in Subsection (1) may not:

(a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;

(b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;

(c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or

(d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.

(4) A land use regulation described in Subsection (1) may:

(a) require a detached accessory dwelling unit to:

(i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;

(ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and

(iii) be designed consistent with the design of the single-family dwelling;

(b) prohibit a detached accessory dwelling unit from being:

(i) larger in size than the single-family dwelling located on the same lot or parcel;

(ii) located within a public utility easement or other recorded easement;

(iii) located in a front-yard area of a lot or parcel; or

(iv) rented for less than 90 consecutive days;

(c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;

(d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;

(e) prohibit more than one accessory dwelling unit on a lot or parcel; and

(f) prohibit a detached accessory dwelling unit if:

(i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

(ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

(5) This section does not supersede:

(a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;

(b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or

(c) a land use regulation or administrative action that:

(i) is not prohibited by law; and

(ii) relates to a detached accessory dwelling unit.

Enacted by Chapter 166, 2026 General Session

***Effective 7/1/2026***

**10-21-101 Definitions.**

As used in this part:

(1) "Accessory dwelling unit" means a habitable living unit added to, created within, or detached from a single-family dwelling and contained on one lot or parcel.

(2) "Accessory structure" means a detached structure located on the same lot or parcel as a principal structure and is incidental and subordinate to the size and use of the principal structure.

(3) "Affordable housing" means housing offered for sale at 80% or less of the median county home price for housing of that type.

(4) "Agency" means the same as that term is defined in Section 17C-1-102.

(5) "Applicable metropolitan planning organization" means the metropolitan planning organization that has jurisdiction over the area in which a fixed guideway public transit station is located.

(6) "Applicable public transit district" means the public transit district, as defined in Section 17B-2a-802, of which a fixed guideway public transit station is included.

(7) "Base taxable value" means a property's taxable value as shown upon the assessment roll last equalized during the base year.

(8) "Base year" means, for a proposed home ownership promotion zone area, a year beginning the first day of the calendar quarter determined by the last equalized tax roll before the adoption of the home ownership promotion zone.

(9) "Detached accessory dwelling unit" means an accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.

(10) "Division" means the Division of Housing and Community Development within the Governor's Office of Economic Development.

(11) "Existing fixed guideway public transit station" means a fixed guideway public transit station for which construction begins before June 1, 2022.

(12) "Fixed guideway" means the same as that term is defined in Section 59-12-102.

(13) "Home ownership promotion zone" means a home ownership promotion zone created in accordance with Title 63N, Chapter 23, Part 5, Home Ownership Promotion Zone for Municipalities.

(14) "Implementation plan" means the implementation plan adopted as part of the moderate income housing element of a specified municipality's general plan as provided in Subsection 10-21-201(4).

(15) "Initial report" or "initial moderate income housing report" means the one-time report described in Subsection 10-21-202(1).

(16) "Internal accessory dwelling unit" means an accessory dwelling unit created:

(a) within a primary dwelling;

(b) within the footprint of the primary dwelling described in Subsection (16)(a) at the time the internal accessory dwelling unit is created; and

(c) for the purpose of offering a long-term rental of 30 consecutive days or longer.

(17) "Moderate income housing strategy" means a strategy described in Subsection 10-21-201(3)(a)(iii).

(18) "New fixed guideway public transit station" means a fixed guideway public transit station for which construction begins on or after June 1, 2022.

(19) "Participant" means the same as that term is defined in Section 17C-1-102.

(20) "Participation agreement" means the same as that term is defined in Section 17C-1-102.

(21)

(a) "Primary dwelling" means a single-family dwelling that:
(i) is detached; and
(ii) is occupied as the primary residence of the owner of record.
(b) "Primary dwelling" includes a garage if the garage:
(i) is a habitable space; and
(ii) is connected to the primary dwelling by a common wall.
(22) "Project improvements" means the same as that term is defined in Section 11-36a-102.
(23) "Qualifying land use petition" means a petition:
(a) that involves land located within a station area for an existing public transit station that provides rail services;
(b) that involves land located within a station area for which the municipality has not yet satisfied the requirements of Subsection 63N-23-104(1)(a);
(c) that proposes the development of an area greater than five contiguous acres, with no less than 51% of the acreage within the station area;
(d) that would require the municipality to amend the municipality's general plan or change a zoning designation for the land use application to be approved;
(e) that would require a higher density than the density currently allowed by the municipality;
(f) that proposes the construction of new residential units, at least 10% of which are dedicated to moderate income housing; and
(g) for which the land use applicant requests the municipality to initiate the process of satisfying the requirements of Subsection 63N-23-104(1)(a) for the station area in which the development is proposed, subject to Subsection 63N-23-104(2)(d).
(24) "Report" means an initial report or a subsequent progress report.
(25) "Specified municipality" means:
(a) a city of the first, second, third, or fourth class; or
(b) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class.
(26)
(a) "Station area" means:
(i) for a fixed guideway public transit station that provides rail services, the area within a one-half mile radius of the center of the fixed guideway public transit station platform; or
(ii) for a fixed guideway public transit station that provides bus services only, the area within a one-fourth mile radius of the center of the fixed guideway public transit station platform.
(b) "Station area" includes any parcel bisected by the radius limitation described in Subsection (26)(a)(i) or (ii).
(27) "Station area plan" means a plan that:
(a) establishes a vision, and the actions needed to implement that vision, for the development of land within a station area; and
(b) is developed and adopted in accordance with this section.
(28) "Subsequent progress report" means the annual report described in Subsection 10-21-202(2).
(29) "System improvements" means the same as that term is defined in Section 11-36a-102.
(30) "Tax commission" means the State Tax Commission created in Section 59-1-201.
(31)
(a) "Tax increment" means the difference between:
(i) the amount of property tax revenue generated each tax year by a taxing entity from the area within a home ownership promotion zone, using the current assessed value and each taxing entity's current certified tax rate as defined in Section 59-2-924; and

(ii) the amount of property tax revenue that would be generated from that same area using the base taxable value and each taxing entity's current certified tax rate as defined in Section 59-2-924.

(b) "Tax increment" does not include property revenue from a multicounty assessing and collecting levy or a county additional property tax described in Section 59-2-1602.

(32) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

Amended by Chapter 393, 2026 General Session

***Effective 11/6/2025***

**10-21-303 Internal accessory dwelling units.**

(1) In any area zoned primarily for residential use:

(a) the use of an internal accessory dwelling unit is a permitted use;

(b) except as provided in Subsections (2) and (3), a municipality may not establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within a primary dwelling, including a restriction or requirement governing:

(i) the size of the internal accessory dwelling unit in relation to the primary dwelling;

(ii) total lot size;

(iii) street frontage; or

(iv) internal connectivity; and

(c) a municipality's regulation of architectural elements for internal accessory dwelling units shall be consistent with the regulation of single-family units, including single-family units located in historic districts.

(2) An internal accessory dwelling unit shall comply with all applicable building, health, and fire codes.

(3) A municipality may:

(a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit;

(b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;

(c) require a primary dwelling:

(i) regardless of whether the primary dwelling is existing or new construction, to include one additional on-site parking space for an internal accessory dwelling unit, in addition to the parking spaces required under the municipality's land use regulation, except that if the municipality's land use ordinance requires four off-street parking spaces, the municipality may not require the additional space contemplated under this Subsection (3)(c)(i); and

(ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport and is a habitable space;

(d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;

(e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit;

(f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:

(i) 25% or less of the total area in the municipality that is zoned primarily for residential use, except that the municipality may not prohibit newly constructed internal accessory dwelling units that:

(A) have a final plat approval dated on or after October 1, 2021; and

(B) comply with applicable land use regulations; or

(ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality;

(g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank;

(h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size;

(i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days;

(j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence;
(k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (4); and
(l) record a notice for an internal accessory dwelling unit in accordance with Subsection (5).
(4)
(a) In addition to any other legal or equitable remedies available to a municipality, a municipality may hold a lien against a property that contains an internal accessory dwelling unit if:
(i) the owner of the property violates any of the provisions of this section or any ordinance adopted under Subsection (3);
(ii) the municipality provides a written notice of violation in accordance with Subsection (4)(b);
(iii) the municipality holds a hearing and determines that the violation has occurred in accordance with Subsection (4)(d), if the owner files a written objection in accordance with Subsection (4)(b)(iv);
(iv) the owner fails to cure the violation within the time period prescribed in the written notice of violation under Subsection (4)(b);
(v) the municipality provides a written notice of lien in accordance with Subsection (4)(c); and
(vi) the municipality records a copy of the written notice of lien described in Subsection (4)(a)(v) with the county recorder of the county in which the property is located.
(b) The written notice of violation shall:
(i) describe the specific violation;
(ii) provide the owner of the internal accessory dwelling unit a reasonable opportunity to cure the violation that is:
(A) no less than 14 days after the day on which the municipality sends the written notice of violation, if the violation results from the owner renting or offering to rent the internal accessory dwelling unit for a period of less than 30 consecutive days; or
(B) no less than 30 days after the day on which the municipality sends the written notice of violation, for any other violation;
(iii) state that if the owner of the property fails to cure the violation within the time period described in Subsection (4)(b)(ii), the municipality may hold a lien against the property in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;
(iv) notify the owner of the property:
(A) that the owner may file a written objection to the violation within 14 days after the day on which the written notice of violation is post-marked or posted on the property; and
(B) of the name and address of the municipal office where the owner may file the written objection;
(v) be mailed to:
(A) the property's owner of record; and
(B) any other individual designated to receive notice in the owner's license or permit records; and
(vi) be posted on the property.
(c) The written notice of lien shall:
(i) comply with the requirements of Section 38-12-102;
(ii) state that the property is subject to a lien;
(iii) specify the lien amount, in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;
(iv) be mailed to:

(A) the property's owner of record; and
(B) any other individual designated to receive notice in the owner's license or permit records; and
(v) be posted on the property.
(d)
(i) If an owner of property files a written objection in accordance with Subsection (4)(b)(iv), the municipality shall:
(A) hold a hearing in accordance with Title 52, Chapter 4, Open and Public Meetings Act, to conduct a review and determine whether the specific violation described in the written notice of violation under Subsection (4)(b) has occurred; and
(B) notify the owner in writing of the date, time, and location of the hearing described in Subsection (4)(d)(i)(A) no less than 14 days before the day on which the hearing is held.
(ii) If an owner of property files a written objection under Subsection (4)(b)(iv), a municipality may not record a lien under this Subsection (4) until the municipality holds a hearing and determines that the specific violation has occurred.
(iii) If the municipality determines at the hearing that the specific violation has occurred, the municipality may impose a lien in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.
(e) If an owner cures a violation within the time period prescribed in the written notice of violation under Subsection (4)(b), the municipality may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation under Subsection (4)(b).
(5)
(a) A municipality that issues, on or after October 1, 2021, a permit or license to an owner of a primary dwelling to rent an internal accessory dwelling unit, or a building permit to an owner of a primary dwelling to create an internal accessory dwelling unit, may record a notice in the office of the recorder of the county in which the primary dwelling is located.
(b) The notice described in Subsection (5)(a) shall include:
(i) a description of the primary dwelling;
(ii) a statement that the primary dwelling contains an internal accessory dwelling unit; and
(iii) a statement that the internal accessory dwelling unit may only be used in accordance with the municipality's land use regulations.
(c) The municipality shall, upon recording the notice described in Subsection (5)(a), deliver a copy of the notice to the owner of the internal accessory dwelling unit.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

**12.60 Internal Accessory Dwelling Units**
12.60.010 Purpose
12.60.020 Scope
12.60.030 Definitions
12.60.040 Approval And Authorization
12.60.050 Use Allowed
12.60.060 Limitations, Termination, And Exemptions
12.60.070 General Development Standards
12.60.080 Design Standards
12.60.090 Occupancy Requirements, Licenses, And Owner Affidavits
12.60.100 Violations And Enforcement
12.60.110 Other Applicable Regulations And Codes

## 12.60.010 Purpose

The purpose of this Chapter is to establish the use and development regulations for the allowance of internal accessory dwelling units (Internal ADUs) within the City. These regulations are intended to provide opportunity for an internally located secondary separated living quarters (i.e., dwelling unit) within a primary single-family dwelling in accordance with applicable State law, including, but not limited to Utah Code § 10-21-303.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*
*Amended by Ord. 2026-01 (LUDMA renumbering) on 2/3/2026*

## 12.60.020 Scope

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

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*

## 12.60.030 Definitions

Certain words and phrases in this Chapter, including uses, are defined in CZC 12.12 (Definitions). In addition to the definitions set forth in CZC 12.12 (Definitions), the following words and phrases shall have the following meanings:

(a) Internal Accessory Dwelling Unit (Internal ADU). An internal accessory dwelling unit means an accessory dwelling unit created within a primary dwelling as more particularly defined in Utah Code § 10-20-612.

(b) Primary Dwelling or Primary Single-Family Dwelling. Primary dwelling or primary single-family dwelling means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record as more particularly defined in Utah Code § 10-20-612.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*
*Amended by Ord. 2026-01 (LUDMA renumbering) on 2/3/2026*

## 12.60.040 Approval And Authorization

The Zoning Administrator is authorized to issue permits for Internal ADUs in accordance with the procedures and objective standards for review as set forth in this Chapter and as set forth in CZC

12.21.090 (Permitted Use Review). Decisions regarding the review, approval, or denial of Internal ADUs are administrative proceedings and shall be made in accordance with the provisions of this Chapter and CZC 12.21.060 regarding decision-making standards for administrative proceedings.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*

## 12.60.050 Use Allowed

Internal ADUs are allowed in residential zones as set forth in CZC 12.36 (Table of Uses). Permitted and conditional uses are indicated by “P” or “C,” respectively. Uses not permitted are indicated by “N.”

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*

## 12.60.060 Limitations, Termination, And Exemptions

(a) Use in Combination. An Internal ADU shall be established as an internally located secondary accessory dwelling unit and shall only be established in combination within a primary single-family dwelling.

(b) Owner Occupancy Required. An Internal ADU shall only be established for a primary single-family dwelling that is occupied by an owner in accordance with the “Owner Occupancy” requirements of CZC 12.60.090.

(c) Number allowed. Only one Interna ADU is allowed for:

(1) A lot, parcel, or tract of land greater than 6,000 square feet; and

(2) A primary single-family dwelling located within a primarily residential use zone as more particularly designated in CZC 12.36 (Table of Uses).

(d) Location or Placement. An Internal ADU may be integrated within or as a part of the primary single-family dwelling structure and shall maintain the character of the primary single-family dwelling structure and such neighborhood context.

(e) Separate Dwelling Units. Any portion of a primary single-family dwelling that has been sectioned off, mechanically, physically, or by other means, so that any occupant in the primary single-family dwelling does not have full and free access to the separated portion of the dwelling and such separated area contains living quarters which provide sleeping, sanitary, and fixed kitchen facilities, or any separate accessory building or structure containing the same, shall be subject to the provisions of this Chapter, regardless of the relationship of the occupants.

(f) No Short-Term Rental. An Internal ADU may not be used as a short-term rental for fewer than 30 consecutive days as more particularly defined and regulated pursuant to Utah Code § 10-8-85.4. In order to regulate and prohibit short-term rentals, the City shall require and record a notice for any approved Internal ADU with the Davis County Recorder’s Office in accordance with Utah Code § 10-20-303.

(g) Termination of Internal ADU Use. The approval permit for an Internal ADU shall become null and void if the occupancy requirements of this Chapter are not satisfied, or the owner declares termination through writing or through neglect or any other confirmed non-corrected action that violates the provisions of this Chapter. Upon such termination of an Internal ADU use, the owner shall remove one or more features that make up an Internal ADU including but not limited to living, sleeping, or kitchen facilities, including electrical, gas, or plumbing, as deemed acceptable to the City to render the Internal ADU removed or unusable.

(h) Exemptions. Internal ADUs shall not be included in the gross density calculations for primarily single-family zoning districts.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*
*Amended by Ord. 2026-01 (LUDMA renumbering) on 2/3/2026*

## 12.60.070 General Development Standards

The development standards set forth in this Section shall apply to any Internal ADU that is created or established within the City. The purposes of these development standards are to ensure that the Internal ADU is clearly and distinctly an accessory use and internally located as part of the approved primary single-family dwelling use located on the property.

(a) Creation. An Internal ADU shall only be established through the following methods:

(1) Converting existing living area, attic, basement, or other area of a primary single-family dwelling. The conversion of the primary single-family dwelling's garage space is prohibited without providing the required parking stalls in another appropriately City approved location;

(2) Adding floor area to the primary single-family dwelling; or

(3) Integrating an Internal ADU into the design plan for new construction of a primary single-family dwelling.

(b) Minimum Lot Size. The minimum lot size for establishing an Internal ADU shall be 6,000 square feet or more within a primary single-family dwelling.

(c) Setbacks. An Internal ADU created within or attached to the primary single-family dwelling shall meet the applicable front, side, and rear yard setbacks for "main buildings" as listed in the development standards of the respective zone.

(d) Heights. An Internal ADU created within or attached to the primary single-family dwelling shall meet the applicable height requirement for primary or main buildings as listed in the development standards of the respective zone.

(e) Parking. At least one additional parking space shall be provided for an Internal ADU; provided, however that the existing parking requirements for the primary single-family dwelling are to remain in place or restored if missing. The Internal ADU parking space may be located in tandem with other required parking spaces. All required parking spaces must be located behind the front yard setback line of the lot.

(f) Bulk Yard Area Limitation. The combined building footprint coverage of a lot area for the primary single-family dwelling and the Internal ADU shall not exceed the impervious surface allowance for the respective zoning district in which it is located.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*

## 12.60.080 Design Standards

The design standards set forth in this Section are to apply to any Internal ADU that is created or established within the City. The purposes of these design standards are to ensure Internal ADU compatibility with the general pattern, character, and livability of Centerville's typical low density single-family neighborhoods.

(a) Exterior Finish Materials. The exterior finish materials should be compatible with, or visually appear to be harmonious with the type, size, and colors of the finish materials utilized on the primary single-family dwelling on the lot or parcel.

(b) Location of Entrances. Only one additional entrance may be located on the wall facade that can be viewed from the public street directly adjacent to the same lot or parcel in which the Internal ADU is located. All other entrances must be located on wall facades facing interior to the lot.

(1) Ground Entrance Restrictions. Ground entrances and coverings are prohibited on a wall facade facing a perimeter lot line, unless such wall façade is at least 10 feet from a perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line.

(2) Upper Story Entrance Restrictions. Upper story entrances and coverings (e.g., access from balconies and decks) having no other ground entrances are prohibited on a wall façade facing a perimeter lot line unless such wall façade is located 10 feet from the perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line.

(c) Roof Pitch. The roof pitch should be compatible or visually appear to be harmonious with the roof pitch style of the primary single-family dwelling on the lot or parcel in which the ADU is located.

(d) Windows. Windows should be compatible or visually appear to be harmonious in proportion (i.e., width to height) and orientation (i.e., horizontal, or vertical) to windows used for the primary single-family dwelling.

(e) Eaves. Building eaves for Internal ADUs should meet one of the following designs:

(1) The eaves are to project from the walls the same distance as the eaves on the primary single-family dwelling.

(2) The eaves are to project from the walls at least one foot on all elevations.

(3) If the primary single-family dwelling style has no eaves, then eaves are not required for the Internal ADU.

(f) Design. The Internal ADU shall be designed and maintained in a manner that does not change the appearance of the primary single-family dwelling.

(g) Exceptions. If there is a conflict between these design standards and the adopted Construction Codes of the City, then the applicable Construction Code shall govern that particular design element.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*

## 12.60.090 Occupancy Requirements, Licenses, And Owner Affidavits

The occupancy requirements set forth in this Section shall apply to any ADU that is created or established within the City. The purposes of these occupancy requirements are to accommodate internal secondary separated living quarters (i.e., dwelling unit) with reasonable limitations on their use and to minimize the impact on neighboring properties and the desired setting of the City's single-family neighborhoods.

(a) Definitions and Terms. The following definitions or terms are applicable to the creation and use of Internal ADUs;

(1) Owner. An owner is defined as a person occupying the premises as their sole primary residence and having at least 50% or greater ownership interest in the property.

(2) Full-Time Residency. Full-time residency means the owner must live in a dwelling for at least 183 consecutive calendar days of each calendar year.

(3) Internal ADU Occupation. The Internal ADU is exclusively used for other family members or for long-term rental with a minimum rental period of 30 days or more.

(4) Owner Occupancy Affidavit. A signed and notarized owner-occupancy acknowledgement for the property for sanctioning an Internal ADU and filed with the City Recorder's Office and/or recorded at the Davis County Recorder's Office.

(5) Temporary Owner Absence Waiver. An approval granting a waiver of the occupancy requirement due to specific short-term or temporary absences.

(b) Full Time Owner Residency. Either the primary single-family dwelling or the Internal ADU is to be occupied by a full-time residency property owner as shown on the Davis County Tax Assessment rolls.

(c) Owner Occupancy Affidavit and License. An Internal ADU owner must apply for an Internal ADU License and sign an "owner occupancy affidavit" with the City and have it filed with the City Recorder and/or recorded at the Davis County Recorder's Office prior to receiving authorization of constructing and/or use of an Internal ADU. Such license and affidavit shall at minimum establish the following:

(1) That he/she/they are owner(s) of the property located in Centerville, Utah.

(2) That he/she/they applied and intend to receive approval to construct or use an Internal ADU pursuant to Centerville City ordinances.

(3) That the owner(s) of the property confirm that the Internal ADU will be used for the purpose of offering a long-term rental of at least 30 days or more to any occupant of the Internal ADU.

(4) That an owner with at least a 50% interest in the property will occupy either the primary single-family dwelling or Internal ADU for six months of each calendar year, except where a "temporary owner absence waiver" is granted in accordance with Subsection (d).

(5) That if the owner(s) of property are unable or unwilling to fulfill the requirements for use of an Internal ADU, then the owners agree to remove one or more features that make it an Internal ADU, including but not limited to living areas, sleeping areas, or kitchen facilities, including electrical, gas, or plumbing and further agree to terminate, in writing, the Internal ADU permit and approval.

(6) That the license and affidavit shall run with the land and be binding upon all owners, heirs, and assigns, and upon all parties acquiring any right, title, or interest in the property.

(7) That the owners and their heirs, successors, and assigns will inform all prospective purchasers of the property of the terms and conditions of the permit authorizing the ADU.

(d) Recorded Notice of Internal ADU. On or after October 1, 2021, the City may record against the property a notice of any approved Internal ADU in the Davis County Recorder's Office in accordance with Utah Code § 10-20-303.

(e) Temporary Owner Absence Waiver. The owner(s) shall comply with the Full-Time Owner Residency Requirements, or such absence or abandonment shall terminate the Internal ADU permit, as approved by the City. Nonetheless, an owner may receive a one-time waiver of the occupancy requirement upon submitting in writing evidence showing good cause of temporary absence, such as:

(1) A job re-location;

(2) Military assignment;

(3) Medical or other care of others;

(4) Sabbatical leave;

(5) Educational pursuits; or

(6) Personal Illness.

A one-time waiver of the occupancy requirement will then be authorized, by the City's Zoning Administrator, up to a maximum of three years and one month. Thereafter, if not re-occupied by the property owner, then the Internal ADU permit shall be deemed null and void and one or more features constituting the Internal ADU shall be removed immediately, upon notice from Centerville City, or the property will subject to applicable enforcement measures.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*
*Amended by Ord. 2021-25 on 11/16/2021*
*Amended by Ord. 2026-01 (LUDMA renumbering) on 2/3/2026*

## 12.60.100 Violations And Enforcement

The applicable enforcement procedures for violations of these Internal ADU ordinance provisions shall be subject to the civil or criminal penalties of CZC 12.23 (Enforcement). Additionally, the City may utilize the enforcement provisions of Utah Code § 10-20-303 (Internal Accessory Dwelling Units) regarding violations and holding liens against the property.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*
*Amended by Ord. 2026-01 (LUDMA renumbering) on 2/3/2026*

## 12.60.110 Other Applicable Regulations And Codes

The creation and use of Internal ADUs are subject to other pertinent codes, restrictions, and regulations that address applicable life, safety, and welfare concerns. Any Internal ADU shall comply with the following:

(a) Construction and Fire Codes. An Internal ADU shall be subject to all related regulations regarding the building construction and fire codes, as adopted by the City and State.

(b) Utilities and Charges. An Internal ADU shall provide the necessary utilities and services such as, but not limited to, sewer, water, gas, electricity, and garbage collection. All City provided utilities shall be established in the property owner(s) name and the property owner shall be responsible for the payment of such utility services.

(c) Development and Impact Fees. Internal ADUs meeting the development standards of this Title shall be exempt from payment of additional impact fees beyond the establishment of the primary single-family dwelling for the property.

(d) Street Addressing. An Internal ADU will not be given a new distinct address by the City. Such Internal ADUs may refer mail/parcel packages to be delivered separately by the same address as the primary building using a subsidiary numerical or alphabetical reference (e.g., 1390 West #A), as approved by the Public Works Director, local postmaster, and emergency service agencies, or by securing a separate postal box.

(e) Second Kitchen in Single-Family Dwelling. An Internal ADU is separate and distinct from a second kitchen authorization pursuant to CZC 12.55.160. If a property owner has an approved second kitchen that the property owner wants to convert into or eliminate to allow for an Internal ADU, the property owner shall notify the City of the second kitchen authorization as part of the application process for approval of an Internal ADU. Any document recorded against the property regarding conversion of or limitations on the second kitchen shall be vacated or removed from the property title prior to approval or as a condition of approval of the Internal ADU.

HISTORY
*Adopted by Ord. 2021-18 on 9/7/2021*

# DETACHED ACCESSORY DWELLING UNIT – CODE RESEARCH OF OTHER JURISDICTIONS

**BOUNTIFUL CITY 14-14-124 "Accessory Dwelling Units"**

14-14-124 ACCESSORY DWELLING UNIT

A. Purpose: The City recognizes that accessory dwelling units in single-family residential zones can be an important tool in the overall housing plan for the City. The purposes of the accessory dwelling unit standards of this Code are to:

1. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable.

2. Provide for affordable housing opportunities.

3. Make housing units available to moderate income people who might otherwise have difficulty finding homes within the City.

4. Provide opportunities for additional income to offset rising housing costs.

5. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.

6. Preserve the character of single-family neighborhoods by providing standards governing development of accessory dwelling units.

B. Detached Accessory Dwelling Units.

1. A detached accessory structure located on an owner-occupied property.

2. A detached accessory dwelling unit is a conditional use, reviewed and considered for approval by the Bountiful City Administrative Committee.

C. A detached accessory dwelling unit shall not be approved, and shall be deemed unlawful, unless it meets all the following criteria:

1. Shall be a conditional use only within the Single-Family Residential zone, Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.

2. It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.

3. It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.

4. A maximum of one (1) accessory dwelling unit shall be permitted on a qualifying lot.

5. It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.

6. A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.

7. The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department.

8. Separate utility meters shall not be permitted for the accessory dwelling unit.

9. It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.

10. Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked offstreet in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.

11. Shall be at least three hundred fifty (350) square feet in size and shall not exceed one thousand two hundred fifty (1,250) square feet.

12. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.

13. Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.

14. Shall meet all the setbacks required of an accessory structure.

15. Shall be located behind the front building line of the principal unit.

16. The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation proposed by the applicant and approved by the Administrative Committee.

D. Internal Accessory Dwelling Units.

1. An internal accessory dwelling unit is an accessory unit created:

a. within a primary dwelling;

b. within the footprint of the primary dwelling at the time the internal accessory dwelling is created; and

c. For the purpose of offering a long-term rental of 30 consecutive days or longer.

2. An internal accessory dwelling unit is a permitted use within a primary dwelling, reviewed and considered for approval by Bountiful City Staff. A primary dwelling is a single-family dwelling that is detached and is occupied as the primary residence of the owner or record.

E. An internal accessory dwelling unit shall not be approved, and shall be deemed unlawful, unless it meets all the following criteria:

1. Shall be permitted only within the Single-Family Residential Zone, the Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.

2. It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.

3. It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a permit or without written authorization from the Bountiful City Planning Department.

4. A maximum of one (1) accessory dwelling unit shall be permitted per lot.

5. A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.

6. The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department. Effective April 1, 2022, short term rentals of 30 days or less are prohibited.

7. Separate utility meters shall not be permitted for the accessory dwelling unit.

8. Any property and any structure that contains an approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains the appearance of a single-family dwelling. Except as provided below, a separate entrance to the accessory dwelling unit shall not be allowed on the front or corner lot side yard. A separate entrance shall be located to the side or rear of the principal residence.

a. An accessory dwelling unit in a basement may share a common entrance with the principal unit, provided each unit has a separate interior door.

9. It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.

10. Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off-street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.

11. Shall have its own dedicated separate entrance from the principal unit in compliance with section 14-14-124(E)(8) and shall not have the appearance of a two-family dwelling (duplex). The separate entrance shall have a walkway in compliance with applicable building codes.

F. Internal Accessory Dwelling Unit Violation.

1. In addition to any other legal or equitable remedies available to Bountiful City, the City may hold a lien against a property that contain internal accessory dwelling unit subject to state law.

**NORTH SALT LAKE CITY 10-19-17 "Residential (Accessory Dwelling Unit)"**

10-19-17: RESIDENTIAL:

A. Accessory Dwelling Units:

1. Definition of Accessory Dwelling Unit: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential building, or 2) within a detached accessory structure associated with a single-family dwelling.

2. Purpose and Intent: The purpose and intent of this section is to recognize the residential character of the City of North Salt Lake and to provide for supplementary living accommodations in the community, as well as provide for supplementary income opportunities of property owners. These provisions are intended to provide for affordable housing with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory dwelling units.

3. Owner Occupied: No accessory dwelling unit shall be created, established, or occupied in a single-family dwelling unless the owner of the property occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Davis County tax assessment rolls. Owner occupancy for a dwelling with an accessory dwelling unit shall not be required when:

a. The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;

b. The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and

c. The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.

4. Dwelling Unit Occupancy: The occupants of an accessory dwelling unit shall be limited by one of the following family categories:

a. One person living alone; or

b. Two (2) or more persons all related by blood, by marriage, by adoption; by legal guardianship or foster children; or

c. Up to four (4) unrelated persons living as a single housekeeping unit.

d. Any of the above categories plus a temporary guest. A "temporary guest" is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.

e. For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships.

5. Zones: An accessory dwelling unit which meets ordinance requirements may be allowed in a single-family dwelling unit or in a detached accessory structure within any zone upon a single family lot. No accessory dwelling unit may be allowed in any multi-family dwelling or multifamily lot, or on any lot that cannot satisfy the parking, setback, or lot coverage requirements.

6. Number Of Accessory Dwelling units: A maximum of one accessory dwelling unit shall be allowed in each owner occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

7. Location & Type:

a. Within or Attached to Main Dwelling: Accessory dwelling units may be allowed within or attached to the main residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, guest house, or tiny home).

b. Setback Standard Compliance: Accessory dwelling units as an addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

c. Behind the Primary Dwelling: An accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of ten (10) feet, unless no windows, doors, or

other openings are adjacent to the property line, in which case the allowed setback shall be five (5) feet.

d. Adjacent to the Primary Dwelling: An accessory dwelling unit within the side yard of the primary dwelling are required to meet the same front, side, and rear yard setback as the primary dwelling.

e. Second Story Accessory Dwelling Units: An accessory dwelling unit located in an accessory structure may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback as the primary dwelling.

8. Appearance: Single family residences with interior accessory dwelling units shall retain the appearance of a single family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the primary dwelling unit (e.g., exterior materials, color, and roof pitch).

9. Size:

a. Basement Dwelling Units: Shall be permitted to occupy the entirety of the basement of the primary home regardless of area or bedroom count.

b. Accessory Dwelling Units (Detached Structures): The size of an accessory dwelling unit shall be at least three hundred (300) square feet and shall not exceed twelve hundred (1200) square feet and be limited to no more than two (2) bedrooms.

10. Lot Coverage: The combined building coverage for the detached accessory dwelling units, main dwelling and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards per section 10-10-3.

11. Building Entrances: A new single-family structure approved with an accessory dwelling unit attached to or detached from the main dwelling unit, shall have a separate, accessible entrance or stairway. An accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two (2) front doors side by side may not be used to provide separate entrances for each unit with the exception of dwellings where the second door provides direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.

12. Address: The principal dwelling unit and the accessory dwelling unit shall have the same address number, but shall refer to the accessory dwelling unit as unit B. Addresses must be located in a visible location on the street frontage side of the home.

13. Parking:

a. A single-family dwelling with an accessory dwelling unit shall provide at least one (1) additional off street parking spaces for the accessory unit, above the minimum spaces required for a single family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. One additional off street parking space shall be required for accessory dwelling units with 2 or more bedrooms. ADU's located within one quarter (1/4) mile of a bus rapid transit route shall be permitted to reduce the parking requirement by one (1) space for the main dwelling unit.

b. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway.

c. The minimum width of parking areas and driveways shall be paved with concrete or asphalt,

14. Separate Living Areas: An accessory dwelling unit must provide living areas for eating, sleeping and sanitation facilities separate from the principal dwelling unit.

15. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section 10-9a-511.5, changes to dwellings - egress windows.

16. Utility Meters: A single-family dwelling with an accessory dwelling unit may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name and the property owner shall be responsible for payment of all utilities. No additional water development or connection fee shall be required, unless a separate utility connection is requested and installed by the property owner.

17. Interior Access: An interior access between the main living area and an attached accessory dwelling unit must be maintained, unless sufficient means of egress have been determined during an inspection by the fire department.

18. Not Intended For Sale: The accessory dwelling unit shall not be intended for sale or detached by deed and shall only be rented.

19. Accessory Dwelling Unit Permit: Any person owning an existing accessory dwelling unit that has not previously been permitted by the city, or any person constructing or causing the construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain a land use permit for the accessory dwelling unit from the community development department. This shall be in addition to any required building permit for the

work to be performed. In order to meet the requirements of the land use permit, the applicant shall:

a. Submit a completed application form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters,

b. Include detailed floor plans with labels on rooms indicating uses or proposed uses,

c. Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges,

d. Make all corrections identified as necessary to comply with building code requirements, as identified by the chief building official or his designee, and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters, and

e. Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance.

20. Exceptions to Standards: The Planning Commission may issue a conditional use permit for ADU's which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.

a. In approving a conditional use permit the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties. Specifically the Planning Commission may require: (1) For ADU's that exceed the maximum size of 1,200 sq. ft.: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking. (2) For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles. (3) For ADU's with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.

21. Failure To Complete Or Obtain A Land Use Permit: If the property owner does not obtain a land use permit as outlined above, the accessory dwelling unit shall not be considered legal nor approved. Failure to obtain a land use permit for an existing accessory dwelling unit may result in a citation for a code violation as governed by the process in North Salt Lake City Title 12, Administrative Code Enforcement Hearing Program.

22. Home Occupation Businesses: Home occupation businesses in an accessory dwelling unit shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be established within an accessory dwelling unit without the express written permission of the property owner.

23. Accessory Dwelling Units, Tiny Homes:

a. Only one tiny home shall be permitted as an accessory dwelling unit per residential lot.

b. The tiny home shall be properly connected to water and sewer facilities.

c. The tiny home dwelling structure must be located on a dedicated parking location of asphalt or concrete and have the wheels and axel underbody skirted from view..

d. Building inspections are required for construction of the foundation, as well as to ensure the correct installation of the structure, and to approve the correct connection to the utilities.

e. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation.

f. The dwelling structure shall be constructed with materials that are weather resistant and aesthetically consistent with the main dwelling.

g. The community development director may approve deviations from the architectural standards on the basis of a finding that the architectural style proposed provides compensation design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

h. The parking shall be the same as subsection 13 of this section.

**WEST POINT CITY 17.70.060 "Accessory Dwelling Units"**

**17.70.060 Accessory dwelling units.**

A. *Purpose.* Accessory dwelling units (ADUs) in single-family residential zones are an important tool in the overall housing goals and needs of the city and allow for alternative and flexible housing options in owner-occupied single-family residences.

B. *Accessory Dwelling Units Defined.* An accessory dwelling unit (ADU) is a second dwelling unit in an owner-occupied single-family property that is clearly incidental and

accessory to the main dwelling on the property. ADUs can be either internal, detached or attached.

1. *ADU (Internal).* "Internal ADU" means an ADU created (a) within a primary dwelling unit; (b) within the footprint of the primary dwelling unit at the time the internal ADU is created; and (c) for the purpose of offering a long-term rental of 30 consecutive days or longer. Internal ADUs must meet the standards in Utah Code § 10-9a-530.

2. *ADU (Detached).* "Detached ADU" means an ADU located in an accessory building on the property and not attached to or within the principal dwelling unit.

3. *ADU (Attached).* "Attached ADU" means a new ADU is constructed as a physical expansion (i.e., addition) of the primary dwelling and is attached to the single-family dwelling unit by one or more common walls.

C. *Permitted and Conditional Uses.* See use table in WCPP 17.60.050 for specific zoning designations that include permitted and conditional uses. If the ADU is not designated within a particular zone on the table, then it is prohibited.

D. *General Standards.*

1. ADU permit application shall be required for all internal, attached, and detached units. Only applications deemed complete by the community development director or designee will be processed. Complete applications include appropriate application forms reflecting the standards of the city, plans, texts, and signatures as required on the form available in the community development department and on the city's website. A letter or email confirming the completeness of the application may be requested by the applicant. All applications shall be accompanied by the appropriate fee as established from time to time by resolution of the city council.

2. Only one ADU per property is permitted.

3. ADUs shall meet all building codes and obtain all required permits prior to occupancy of the ADU.

4. The applicant shall have a fee simple title to the property.

5. The ADU shall have a separate entrance that faces away from the street and that does not disrupt the single-family appearance of the existing structure.

6. The ADU shall have a minimum of one bedroom and a three-quarter bath.

7. The ADU shall have a kitchen.

8. No vehicles shall be parked on the front lawn or other landscaped areas.

9. The property shall be neatly maintained and shall meet all current codes regarding property maintenance and public health standards.

10. The applicant has not been notified or fined by the city for any code violations relating to this property or any other property within the previous 12 months.

11. *Owner Occupancy.* The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:

a. The owner has a bona fide, temporary absence of three years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

12. The ADU must be rented for periods of 30 consecutive days or more.

13. All ADUs shall connect to the same (water, gas, sewer, etc.) utility lines as the primary dwelling.

E. *Internal ADU Standards.*

1. Internal ADUs shall maintain the outward appearance of a single-family residence, so that the appearance is not altered in a manner to appear as a duplex with such features as two front doors and two garages or carports facing the street.

F. *Attached ADU Standards.*

1. Attached ADUs shall maintain the outward appearance of a single-family residence, so that the appearance is not altered in a manner to appear as a duplex with such features as two front doors and two garages or carports facing the street.

2. The total area of an attached ADU shall not exceed 50 percent of the square footage of the habitable area of the building footprint of the primary residence and in no case exceed 800 square feet.

G. *Detached ADU Standards.*

1. Detached ADUs shall be placed on a permanent foundation.

2. Detached ADUs shall have a similar appearance as the primary unit.

3. Detached ADUs may not be built within a recorded easement.

4. For detached ADUs, the maximum size limit shall be based on the minimum lot size as specified in Table 17.70.060-1.

5. Mobile homes, recreational vehicles, or shipping containers shall not be considered a detached ADU.

6. An ADU shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.

7. Detached ADUs shall follow the same regulations for lot coverage as outlined in WPCC 17.70.030(A)(4).

8. No basements are allowed in detached ADUs.

9. *Fire Regulations.*

a. The maximum distance from a fire hydrant to the front entrance of the detached ADU shall not be greater than 500 feet as the "hose lies."

b. No portion of the detached ADU shall be further away than 150 feet from the public road.

**Table 17.70.060-1.**

| | Internal ADU | Attached ADU | Detached Single-Story ADU |
|---|---|---|---|
| Location | Part of Primary Dwelling | Attached to Primary Dwelling | Rear Yard Area |
| Minimum Lot Size | 6,000 sf | 6,000 sf | 10,000 sf |
| Size Limit, Habitable | No Limitation | 50% up to 800 sf | 650 sf (on lots less than 12,000 sf) |
| | | | 800 sf (on lots greater than 12,000 sf) |
| Maximum Height Limit | Same Max Height Regulations for Single-Family | Same Max Height Regulations for Single-Family | No Taller Than the |

| | | | |
|---|---|---|---|
| | Dwellings (see WPCC 17.70.020) | Dwellings (see WPCC 17.70.020) | Primary Dwelling |
| Minimum Side Setback | Same as Primary Dwelling | Same as Primary Dwelling | 10' |
| Minimum Rear Setback | Same as Primary Dwelling | Same as Primary Dwelling | 10' |
| Off-Street Parking | 1 | 1 | 2 |

[Ord. 11-07-2023A § 1 (Exh. A); Ord. 06-21-2022A § 1; Ord. 12-21-2021A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

**SALT LAKE COUNTY 19.15 "Accessory Dwelling Units**

**Chapter 19.15 - Accessory Dwelling Units**

**Sections:**

**19.15.010 - Purpose.**

Salt Lake County recognizes that accessory dwelling units in single-family residential zones can be an important tool in meeting Salt Lake County's moderate income housing needs. The purposes of the accessory dwelling unit ("ADU") standards of this code are to:

A. Comply with State of Utah legislation which allows for internal ADUs generally and requires counties to adopt an ordinance if they wish to regulate certain requirements of the dwellings;

B. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;

C. Provide for moderate income housing opportunities;

D. Make housing units available to households with moderate incomes who might otherwise have difficulty finding housing in Salt Lake County;

E. Provide opportunities for additional income to offset rising housing costs;

F. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;

G. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs; and

H. Ensure that ADUs are properly regulated by requiring property owners to obtain a business license and a building permit for an ADU prior to renting the ADU.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.020 - Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

"Accessory dwelling unit" (ADU) means a self-contained dwelling unit located on an owner-occupied property that is either incorporated within the single-family residence (IADU) or in a detached building (detached ADU) and is further defined by this chapter and by Utah State Code.

"Internal accessory dwelling unit" (IADU) means an accessory dwelling unit created:

A. Within a primary dwelling;

B. Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and

C. For the purpose of offering a long-term rental of thirty consecutive days or longer.

"Owner occupancy" means a property where the property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.

"Primary dwelling" means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.

A. "Primary dwelling" includes a garage if the garage is a habitable space and is connected to the primary dwelling by a common wall.

"Public utility easement" (PUE) means an area on a recorded plat map or other recorded document that is dedicated to the use and installation of public utility facilities.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.030 - Allowed areas and zones.**

A. IADUs shall be a permitted use on single family home lots in areas zoned primarily for residential use with a lot area of six thousand square feet or greater, including R zones, A zones, Forestry zones, and the PC Zone. Detached ADUs are also permitted but may only be built on single family home lots with an area of seven thousand square feet or greater, except that detached ADUs in a PC Zone are permitted on single family home lots with a minimum area of six thousand square feet if the county has approved design standards for the same.

B. In no case shall an ADU be permitted in a townhome, a multi-family PUD or other attached unit type, or on any lot that cannot satisfy parking, setback, or lot coverage requirements.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.040 - Number of residents.**

ADUs shall not be occupied by more than one family.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.050 - Setbacks.**

A. Internal ADUs. Setbacks on IADUs are the same as the setbacks for a single-family dwelling in the zone.

B. Detached ADUs Built After Adoption of this Chapter. Side yard setbacks on detached ADUs will be consistent with setbacks for a single-family dwelling in the zone. Rear yard setbacks on detached ADUs are a minimum of ten feet. Detached ADUs must also be a minimum of six feet from the main dwelling. For detached ADUs, if existing PUEs are greater than the required setback, the minimum setback will be the PUE boundary.

C. Conversion of Existing Accessory Structures Built Prior to the Adoption of this Chapter. Side yard and rear yard setbacks on existing accessory structures built prior to the adoption of this Chapter, which are to be converted to a detached ADU, shall comply with the accessory structure setback standards at the time the structure was legally erected. The detached ADU shall be set back a minimum of six feet from the primary dwelling. An exception to these setbacks is an existing structure that has been declared a noncomplying structure under section 19.88.150.

Figure 19.15.1: Setback Standards for a Detached ADU Built After Adoption of this Chapter.

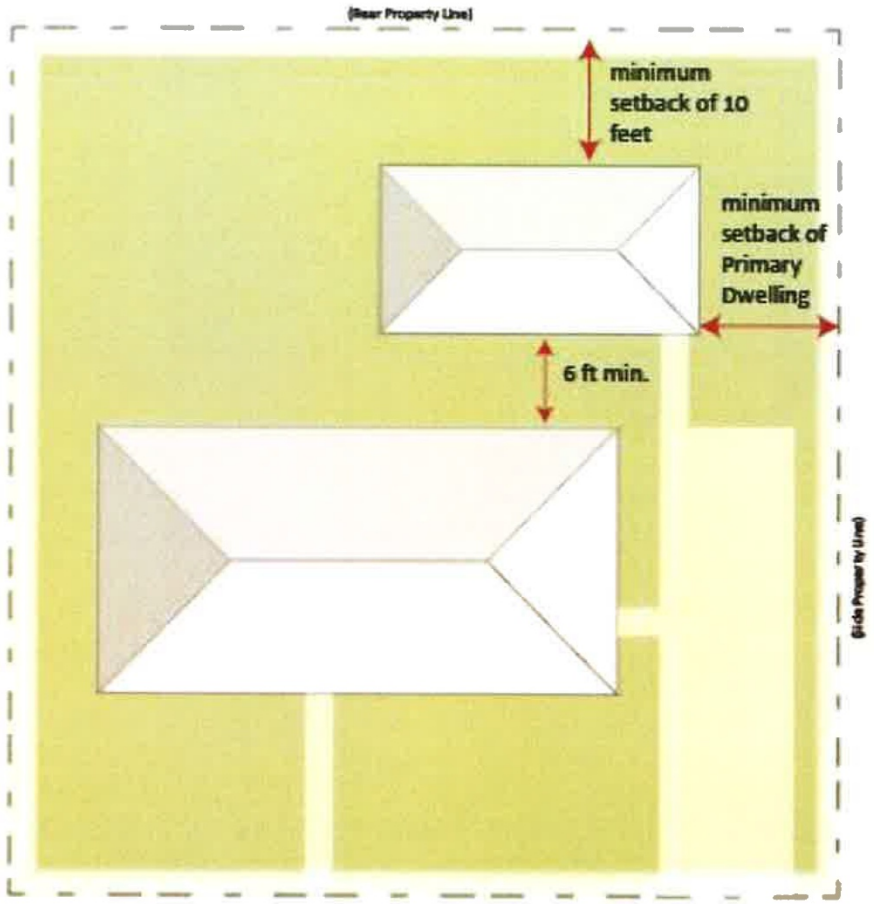
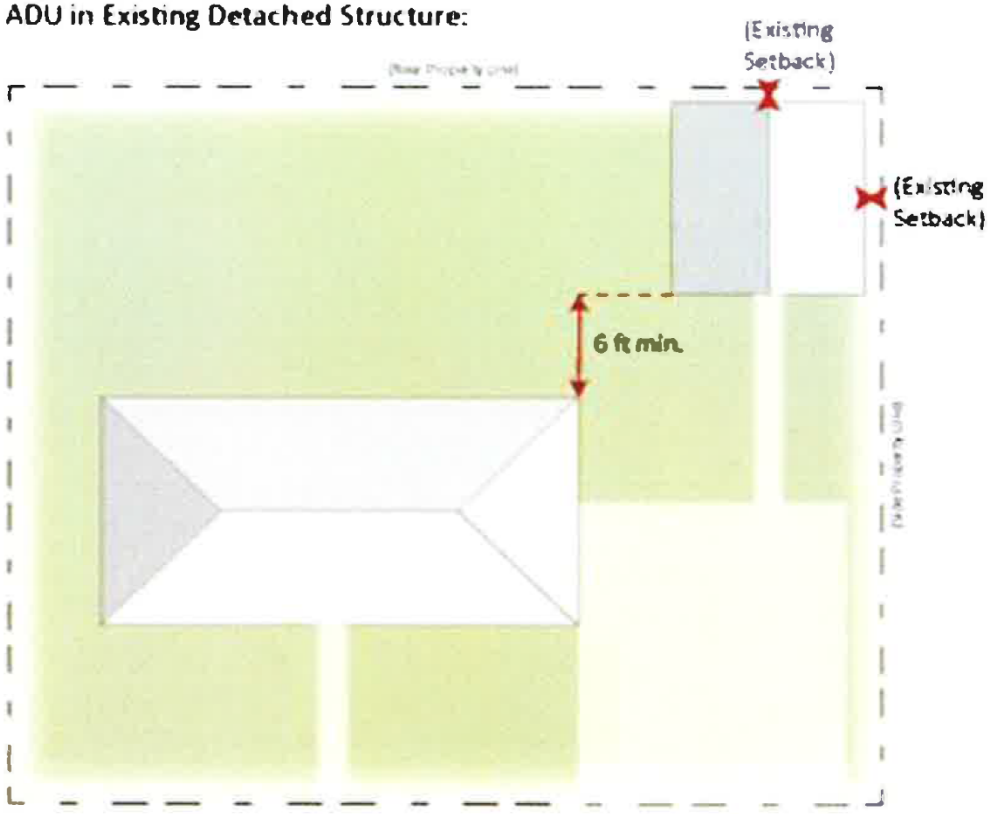



Figure 19.15.2: Setback Standards for an Existing Accessory Structure Built Prior to the Adoption of this Chapter and Converted to a Detached ADU.

ADU in Existing Detached Structure:




(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.060 - Parking requirements.**

In addition to the required parking for the existing home, the property owner must demonstrate that at least one on-site parking space is available for the ADU. A property owner bears the burden of showing by a preponderance of the evidence that sufficient parking is available. In cases where garage conversions are done to create an IADU or detached ADU, any parking spaces that previously existed and were required to meet off-street parking requirements for the primary dwelling shall be replaced.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.070 - Height requirements.**

Height restrictions for IADUs shall be consistent with the height standards for single-family dwellings in the zone. Detached ADUs shall comply with the following height requirements:

1. For detached ADUs with a rear or side yard setback of less than ten feet: the maximum height is twenty feet;

2. For detached ADUs with a rear or side yard setback of ten feet or more: the maximum height is the height of the primary dwelling.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.080 - Lot coverage.**

Lot coverage maximums as outlined per each zone. Any additions to an existing building or construction of a detached ADU shall comply with Section 19.15.050 and except as provided in that section, shall not exceed the allowable lot or rear yard coverage standard for the underlying zone.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.090 - Owner occupancy.**

The principal unit or the ADU must have owner occupancy, except for medical, military service, or religious reasons for a time period of up to two years. If an absence is warranted due to the above reasons, an on-site manager shall be designated. The property owner may not receive rent for the unit that was occupied by the owner. An application for an ADU shall include evidence of owner occupancy.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.100 - Number of ADUs per lot.**

No more than one ADU, whether internal or detached, is permitted per lot.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.110 - ADU design standards.**

A. An approved building permit is required for all ADUs before an ADU is constructed, and all other applicable provisions of this chapter and the Salt Lake County Code must be met before an ADU can be rented. Existing non-compliant ADUs may come into compliance by receiving a permit and verifying existing work was done according to code.

B. A building permit may not be issued for an ADU until the applicant has provided written confirmation from the applicable water supplier that the ADU complies with all applicable water service requirements.

C. The design and size of an ADU shall conform to all applicable building, fire, and health codes, including applicable water service requirements. The design and size of a detached ADU shall conform to these codes and any other applicable codes and a building permit.

D. Detached ADUs shall have a permanent concrete slab on which they are built, unless they are constructed above a garage. Detached ADUs are not allowed to be built on a foundation with a basement, on piers, or on any temporary or wheeled structure.

E. Conversions of an existing space to an ADU will require compliance with safety requirements per building code including, but not limited to, egress windows with window wells in case of emergency, and sufficient HVAC and climate control for the ADU.

F. IADUs shall not require a separate HVAC or firewall.

G. The owner shall provide a separate address marking for emergency services and mailing services.

H. Detached ADUs shall not be located in a front or corner lot side yard unless the lot size is at least one acre and the detached ADU is at least thirty feet from the front lot line.

I. New detached ADUs must be offset ten feet or more from the front facade of the main dwelling.

J. Any detached ADU shall have adequate facilities for all discharge from roof and other drainage.

K. Single family residences with a detached ADU shall retain the same appearance as a single-family residence.

L. An existing accessory building may be converted into an ADU provided that it meets the same ADU requirements in this chapter.

(Ord. No. 1926, § II, 6-25-2024; Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.120 - Affidavit and notice of accessory dwelling unit.**

Applicants for ADUs shall provide an affidavit stating that the owner of the property will live in either the primary dwelling or ADU as their permanent residence. Upon approval of the ADU by the building official, and upon the issuance of a business license pursuant to Section 19.15.130, a notice of accessory dwelling unit including the affidavit shall be recorded against the property to provide notice to a future owner of the owner occupancy requirement for the ADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and secure reauthorization of the ADU by the building and business license officials. A copy of the recorded notice shall be provided to the applicant when completed.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.130 - Business licensing.**

Prior to renting out any ADU, a business license must be obtained. That license must be maintained as long as the unit is rented out.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.140 - Retention of single-family residence status and verification of water and sewer.**

A. ADUs are part of a single-family residence and shall not be used as a multi-family residence.

B. IADUs may not be separately metered apart from the single-family residence. Detached ADUs may be separately metered so long as the property owner is billed for both.

C. Applications for ADUs must include submittal of written verification from water and sewer providers that water and sewer are available to the ADU (or in the event of a septic system, verification from the Salt Lake Health Department that the system meets applicable regulations and is performing properly).

D. ADUs may not be sold or subdivided separately from the single-family residence.

(Ord. No. 1936, § II, 4-8-2025; Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.150 - Short-term rental use prohibited.**

Units approved as ADUs shall not be used as short-term rentals. Any rentals shall be made for thirty consecutive days or more.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

**19.15.160 - Variances.**

The land use hearing officer may grant variances to the standards of this chapter in accordance with Section 19.92.040. The land use hearing officer may not grant a variance from building code requirements, owner occupancy provisions, square footage requirements, or the number of units allowed per lot.

(Ord. No. 1924, § II, 6-4-2024; Ord. No. 1886, § II, 11-2-2021)

19.14.080 - Informational.

**MILCREEK CITY 19.15 "Accessory Dwelling Units Standards"**

18.71 ACCESSORY DWELLING UNIT STANDARDS

18.71.010 Purpose
18.71.020 Interpretation
18.71.030 Applicability
18.71.040 Permitted And Conditional Uses And Limitations
18.71.050 Request For Compliance Determination
18.71.060 Development Standards Generally
18.71.070 Development Standards For Internal Accessory Dwelling Units
18.71.080 Development Standards For Attached Accessory Dwelling Units
18.71.090 Development Standards For Detached Accessory Dwelling Units
18.71.100 Termination
18.71.110 Addressing
18.71.120 Enforcement And Noticing
18.71.130 Existing Buildings

## 18.71.010 Purpose

Accessory Dwelling Units (ADUs) in single-household residential zones are an important tool in the overall housing goals and needs of the City and allow for alternative and flexible housing options in owner-occupied single-household dwellings. The purposes of the ADU standards of this code are to:

1. Create new housing units while respecting the appearance, neighborhood character, and scale of single-household residential development.
2. Provide more housing choices in residential zones.
3. Allow more efficient use of existing housing and large yards.
4. Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households.
5. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.
6. Broaden the range of affordable housing options throughout the City.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.020 Interpretation

The City's intent in adopting this ordinance is not to increase the density of the underlying zone designation. An ADU shall always be an accessory use to the principal dwelling.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.030 Applicability

Properties are eligible for an accessory dwelling unit if:

1. The property is owner occupied,
2. The use of the property at the time of application and at any time thereafter is single-household residential, and
3. The property is in an R-1 or A zone.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.040 Permitted And Conditional Uses And Limitations

1. Internal ADUs are a permitted use as set forth in Utah Code Section 10-9a-530, with additional requirements set forth in MKZ 18.71.070.
2. Attached and Detached ADUs are permitted uses in the R-1 and A zones are subject to the design standards of this chapter.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.050 Request For Compliance Determination

A property owner may request a review to determine the compliance of an accessory dwelling unit. This request shall be conducted following the procedure as set forth in MKZ 18.15.030 (E). The Planning Director shall issue a Compliance Determination in writing. If the Planning Director determines that an Accessory Dwelling Unit complies with the standards of this chapter, then a notice of compliance shall be recorded on the property at the Salt Lake County Recorder's Office. Notices that demonstrate compliance with the City's land use regulations and state statute shall include, at a minimum, the following:

1. A description of the primary dwelling;
2. A statement that the primary dwelling or property contains an ADU;
3. A statement that the primary dwelling or property is owner-occupied; and

4. A statement that the ADU may only be used in accordance with the City's land use regulations.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.060 Development Standards Generally

1. An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or property.
2. A property may have either an internal or attached ADU as part of a primary dwelling, or a detached ADU on the lot or parcel that is shared with the primary dwelling. No property may have more than one ADU.
3. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. When a new ADU is proposed in an existing single-household dwelling, the entire ADU shall comply with all applicable standards.
4. The installation of separate utility meters is prohibited.
5. An ADU shall comply with the regulations of the underlying zone for accessory buildings. Where the provisions in this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.
6. Design Standards. The ADU, attached or detached, shall incorporate at least one of the exterior materials used in the principal dwelling for 20 percent of all structure facades. The ADU must have a pitched roof unless the principal dwelling has a flat roof, in which case an ADU may have a flat roof or a pitched roof. The ADU shall maintain the same color of the primary dwelling for at least 50 percent of all facades.
7. ADUs may not be built within a recorded easement.
8. Additional requirements for internal ADUs shall be as set forth in MKZ 18.71.070.
9. Additional requirements for attached ADUs shall be as set forth in MKZ 18.71.080.
10. Additional requirements for detached ADUs shall be as set forth in MKZ 18.71.090.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.070 Development Standards For Internal Accessory Dwelling Units

Internal ADUs are regulated pursuant to Utah Code Section 10-9a-530, and additionally shall:

1. Not change the appearance of the primary dwelling as a single-household dwelling;
2. Be prohibited from having separate utility meters from the primary dwelling; and
3. Be prohibited in a mobile home or manufactured home.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.080 Development Standards For Attached Accessory Dwelling Units

Attached ADUs are permitted, subject to the following standards:

1. The entrance for the attached ADU shall not be visible from a public right-of-way.
2. The occupancy limit for an attached ADU is two adults and any number of children.
3. The lot or parcel coverage for an attached ADU is determined by the underlying zone standards.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.090 Development Standards For Detached Accessory Dwelling Units

1. A detached ADU shall be a permanent structure. Trailers, mobile homes, and other portable structures, especially structures with wheels, shall not be permitted as a detached ADU.
2. A detached ADU is not eligible for The Neighborhood Compatibility Modification provisions found in MKZ 18.34 or MKZ 18.36.
3. A detached ADU shall not be used as a short-term rental.
4. Exterior lighting shall provide illumination directed downward and shall follow the standards as set forth in MKZ 18.68, Outdoor Lighting. Light sources shall not be visible from abutting properties.
5. Windows on a façade, located within 15 feet of an abutting property containing a single-household, twin home, or duplex dwelling, shall be fixed (non-operable) and translucent or shall be installed skylights.

6. Entrances, parking, and stairways within 15 feet of an abutting property shall not be visible from the abutting property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or by placing the entrances and stairs out of view of abutting properties. Corner properties with ADU entrances facing a right-of-way are not required to screen the entrance if not facing the same right-of-way as the primary dwelling entrance.
7. Detached ADUs shall not be built on slopes of 30 percent or greater.
8. Balconies on the second story of an ADU are prohibited.
9. Exterior stairways and landing shall not encroach into a setback.

| **Table 18.71-2** | |
|---|---|
| ***Detached Accessory Dwelling Unit Standard*** | |
| Minimum Property Area | 8,000 SF |
| Location | Rear Yard |
| Gross Square Footage | An ADU shall be the lesser of the gross square footage of the existing mai building, or 1,000 square feet. |
| Property Coverage Total | Determined by the underlying zone designation |
| Setbacks from Side and Rear Yards | 5 Feet minimum |
| Setback from Main Building | 6 Feet |
| Maximum Height | The lesser of 24 feet or the height of the existing main building. |
| Occupancy Limit | 2 adults and any number of children |

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*
*Amended by Ord. 25-38 on 9/8/2025*

18.71.100 Termination

If a property owner is found to be in violation of this title the City may revoke the use of an ADU on the property.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.110 Addressing

The property owner may request to have an ADU be given a separate address from the primary dwelling. A property owner requesting an additional address and shall submit for a site plan review to the City Planning and Zoning Department and pay any associated fees.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.120 Enforcement And Noticing

1. In addition to any other legal or equitable remedies available to a municipality, City may hold a lien against a property that contains an internal accessory dwelling unit if:
    1. The owner of the property violates any provisions of this Title, and any other applicable section of the code;
    2. The City provides a written notice of violation in accordance with section B;
    3. The owner of the property fails to cure the violation within the time period prescribed in the written notice;
    4. The City provides a written notice of lien in accordance with MKZ 18.71.120(C);
    5. The City records a copy of the written notice of lien with the County Recorder.
2. The written notice of violation shall:
    1. Describe the specific violation;
    2. Provide the owner of the ADU a reasonable opportunity to cure the violation that is:
        1. At least 14 days after the day on which the City sends the written notice of violation, if the violation results from the owner renting or offering to rent the ADU as a short-term rental; or

2. At least 30 days after the day on which the City sends the written notice of violation, for any other violation.

3. State that if the owner of the property fails to cure the violation within the time period described above, the City may hold a lien against the property in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;

4. Notify the owner of the property:

    1. That the owner of the property may file an appeal of the notice of violation within 10 days after the day on which the written notice of violation is postmarked or posted on the property; and

    2. Of the name and address of the City office where the owner of the property may file the written objection;

5. Be mailed to:

    1. The property's owner of record; and

    2. Any other individual designated to receive notice in the owner's license or permit records; and

6. Be posted on the property.

3. The written notice of lien shall:

    1. Comply with Utah Code Section 38-12-102;

    2. State that the property is subject to a lien;

    3. Specify the lien amount, in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;

    4. Be mailed to:

        1. The property's owner of record; and

        2. Any other individual designated to receive notice in the owner's license or permit records; and

    5. Be posted on the property.

4. Appeals. A property owner that receives a written notice of violation or a written notice of lien may file an appeal in accordance with MKZ 18.04, Appeals.

1. If the owner of property files a written objection to a notice of violation, the City may not record a lien until a hearing is held to determine that the specific violation occurred.
2. If the City determines at the hearing that the specific violation has occurred, the City may impose a lien in an amount of up to $100 for each day of violation after the expiration of the opportunity to cure the violation, regardless of whether the hearing is held after that day.
3. If the owner of property cures a violation within the time period prescribed in the written notice of violation, the City may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation.

5. Upon issuing a permit or business license for an ADU, the City may record a notice in the Salt Lake County Recorder's Office. Upon recording a notice, the City shall deliver a copy of the notice to the property owner via First Class Mail. The notice shall include:
    1. A description of the primary dwelling;
    2. A statement that the primary dwelling contains an ADU; and
    3. A statement that the ADU may only be used in accordance with City ordinances.

HISTORY
*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

## 18.71.130 Existing Buildings

1. Existing buildings in Millcreek that were permitted prior to September 17, 2021, that are intended to be used as an ADU and cannot satisfy the standards set forth in this chapter must file an application to have a structure declared a noncomplying structure and then follow the application process for a Nonconformities Determination as set forth in MKZ 18.15.040 (A) and MKZ 18.60.090 to have the use legally established. A property with an existing guest house does not qualify for an additional detached ADU. By definition, a guest house may not be rented out or leased. If a property owner wants to convert a guest house to a detached ADU the property owner must follow all applicable processes and design requirements for detached ADUs.
2. Attached Accessory Dwelling Unit Conversions

1. A portion of a building attached to the primary dwelling that is noncomplying and was legally established as determined under MKZ 18.60, Nonconformities, may be converted or expanded for the purpose of converting or enlarged for the purpose of converting, into an ADU upon permit authorized by the Land Use Hearing Office provided that the Land Use Hearing Officer shall find that:

    1. The primary dwelling, or portion thereof, is no less than three feet (3') from the side and rear property lines;

    2. The attached ADU does not have a light source projecting onto abutting properties;

    3. The attached ADU does not have any balconies, porches, or windows facing abutting property owners, unless facing a property located in an R-M, C-1, or C Zone.

    4. The attached ADU does not protrude higher than the measured height of the existing noncomplying structure being expanded as measured from original ground surface.

    5. The attached ADU can accommodate all required parking on the property, and does not violate the required off-street parking standards, including parking requirements of this title.

3. Detached Accessory Dwelling Unit Conversions

    1. A detached building that complies with all applicable height, building envelope, setback, and property coverage requirements may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to an accessory dwelling unit, provided the existing setbacks of the detached building are not further reduced and the structure complies with or can be altered to comply with the applicable sections of the adopted building and fire codes of the City.

    2. A detached building, that is noncomplying and was legally established as determined under MKZ 18.60, Nonconformities, may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to an accessory dwelling unit upon permit authorized by the Land Use Hearing Office provided that the Land Use Hearing Officer shall find:

        1. The side or rear setbacks of the detached building are not further reduced to accommodate the ADU;

2. The detached building does not have a light source projecting onto an abutting property;

3. The facade of the detached building located within five feet (5') and facing an abutting property line, does not have any balconies, porches, landings, stairs, doors, or windows;

4. For properties with rear yards that abut an RM, C-1, or C Zone, the detached building does not exceed 24 feet in height;

5. For all properties, located abutting a Residential Zone Boundary or a legally-established residential dwelling, the detached building does not protrude higher than the measured height of the existing noncomplying structure being expanded;

6. Does not create any new visual impacts that a fence or wall cannot otherwise mitigate;

7. The detached ADU can accommodate all required parking on the property, and does not violate or diminish the required off-street parking standards, including parking requirements of this title;

8. Does not violate applicable standards and regulations outlined in the applicable zoning district;

9. The structure or proposed expansion of the structure is not within any recorded easement;

10. Does not result in runoff or drainage from the accessory building onto an abutting property;

11. The detached building shall meet all other requirements of MKZ 18.71.090, except as provided otherwise in this section; and

12. Meets the applicable sections of the adopted building and fire codes of the City.

4. The Land Use Hearing Officer may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties located in the neighborhood of the subject property, consistent with the standards of this Title.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

**EAGLE MOUNTAIN 17.70 "Accessory Dwelling Units**

Home < >

**Chapter 17.70**
**ACCESSORY DWELLING UNITS**

Sections:

17.70.010 Definition.

17.70.020 Purpose and intent.

17.70.030 Accessory dwelling unit standards.

17.70.040 Accessory dwelling unit permit.

17.70.050 Noncompliance.

**17.70.010 Definition.**

Accessory Dwelling Unit. An accessory dwelling unit is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels. [Ord. O-41-2021 § 1 (Exh. A)].

**17.70.020 Purpose and intent.**

This chapter provides a process to allow affordable housing within the city through accessory dwelling units within single-family detached dwellings or in separate detached structures in zoning districts specified in this title. The standards in this chapter include reasonable limitations to minimize impact on neighboring properties. [Ord. O-41-2021 § 1 (Exh. A)].

**17.70.030 Accessory dwelling unit standards.**

Proposed accessory dwelling units must be in compliance with the following criteria to ensure that health and safety considerations are addressed and that the residential characteristics of neighborhoods are preserved. Accessory dwelling units are to be clearly

incidental and secondary to the primary residential use of the property. The approval criteria include:

A. Number of Accessory Dwelling Units. A maximum of one accessory dwelling unit is allowed on a residential lot, whether it is in an owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

B. Occupancy and Owner Occupation. The owner(s) of the residence shall live in the dwelling in which the ADU was created (either in the primary unit or in the ADU), except for bona fide temporary absences. The occupants of the ADU shall be related to each other by blood, marriage, or adoption; or consist of no more than two unrelated individuals living as a single housekeeping unit. The occupants of the ADU shall not sublease a portion of the unit to other individuals. The following are not considered accessory dwelling unit uses and do not fall under the regulation of this chapter: occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the dwelling; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

C. Code Compliance. The accessory dwelling unit shall conform to all applicable standards in the International Fire Code and International Residential Code.

D. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling, over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by EMMC 17.25.030.

1. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building. An internal connection to the primary dwelling is not required.

2. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in EMMC 17.25.040. Attached ADUs must have a separate entrance located on the side or in the rear of the building. An internal connection to the primary dwelling is not required.

3. ADU – Detached.

a. Maximum Height. Maximum height of accessory dwelling units located above a garage is 35 feet. Standalone units may not exceed two stories and 35 feet in height.

b. Size. The living space of a detached accessory dwelling unit must be a minimum of 400 square feet, up to a maximum of 1,200 square feet. Detached accessory dwelling units may not have more than two bedrooms and must be permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and must comply with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.

c. Setbacks. Detached accessory dwelling units must meet the same front, side, and rear yard setbacks as the primary dwelling and be located at least six feet from the primary dwelling.

d. Street Frontage. The lot must have a minimum street frontage of 70 feet to receive approval for a detached accessory dwelling unit. A smaller-frontage lot may be approved if, at the discretion of the approval authority, the lot configuration is unique and/or the primary dwelling unit is unique in size or location on the lot, and the impacts to neighbors and the street are substantially similar to those on a 70-foot-wide lot.

E. Exterior Appearance. The accessory dwelling unit shall be incorporated into the residence so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. All entrances to accessory dwelling units shall be located on the side or in the rear of the building. The architectural style, building materials, and colors of detached ADUs shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit. If the ADU is above a detached garage, the architectural style, building materials, and colors of the ADU must match those of the garage.

F. Utilities. Detached accessory dwelling units may have separate utility meters, and all municipal utilities shall be in the property owner's name and the property owner shall be responsible for payment of all municipal utilities.

G. Parking. Off-street parking for two vehicles shall be available for use by the tenants of the accessory dwelling unit. Driveway parking in front of a garage does not qualify, unless the accessory dwelling unit is located within such garage, in which case the required parking for the primary dwelling within an enclosed garage, as required within Chapter 17.55 EMMC, shall be provided elsewhere on the property. All parking shall be on a hard surface (concrete, asphalt, etc.). Occupants may not park on the street along the frontage of a neighboring property.

H. Address. The principal dwelling and the accessory dwelling unit shall have the same address number but shall refer to the accessory dwelling unit as unit “B.” The address must be located in a visible location on the street frontage side of the home.

I. Short-Term Rental Prohibited. Accessory dwelling units may not be rented for a period of less than 30 consecutive days. [Ord. O-03-2024 § 2 (Exh. A); Ord. O-33-2023 § 2 (Exh. A); Ord. O-17-2023 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A)].

**17.70.040 Accessory dwelling unit permit.**

Any person owning an existing accessory dwelling unit that has not been permitted by the city, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the planning division of the city’s community development department. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary building permits and pay all applicable fees prior to constructing the ADU, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted to and approved by the city.

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the planning division of the community development department.

1. Owner Signature. The owner shall sign the application, agreeing to occupy the dwelling (either the primary unit or the ADU), except for bona fide temporary absences, and agreeing to comply with the standards in this chapter.

2. Site Plan. A site plan shall be provided that shows property lines, dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings to property lines, the location of required off-street parking, and utility meters.

3. Floor Plan. A detailed floor plan, to scale, showing the floor in which the accessory dwelling unit will be located, including labels on rooms indicating uses or proposed uses, shall be provided.

4. Evidence of Building Permit. Evidence shall be provided that a building permit was obtained for the building and/or area containing the accessory dwelling unit.

5. Fee. The processing fee required by the current consolidated fee schedule approved by the city council shall be paid in full.

B. Planning Director or Designee Approval. The planning director or designee shall approve an accessory dwelling unit application if it is in complete compliance with all the approval criteria standards identified in this chapter. As part of the planning director's or designee's review, inspections may be required by the planning or building divisions, and/or fire department.

C. Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the planning commission in a public meeting. After conducting a public hearing and reviewing the application, the planning commission may approve, approve with conditions, or deny the exception request. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking. Exceptions shall not be granted for the number of accessory dwelling units, owner occupation, permanent utility connections, attachment to permanent foundations, building permit requirements, exterior appearance, off-street parking, addressing, and for short-term rentals.

D. Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory dwelling unit permits shall remain valid so long as the accessory dwelling unit is in compliance with the city's ordinances and conditions of approval. [Ord. O-56-2025 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A)].

**17.70.050 Noncompliance.**

Owners of the single-family dwelling where the accessory dwelling unit use has been approved shall be responsible for their property's compliance with the city's ordinances and conditions of approval. Property owners who fail to maintain or violate the city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the planning director, designee or planning commission. Enforcement will occur in accordance with Chapter 4.10 EMMC, Article V, Administrative Code Enforcement Hearing Procedures. [Ord. O-56-2025 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A)].

# Proposed Draft Detached Accessory Dwelling Unit (DADU) Language to include in Title 12 (CZC)

**I suggest using Milcreek City's Code as the starting point model backbone for the Centerville City Ordinances in combination with Centerville language previously used to establish Internal Accessory Dwelling Units (where they are both so similar in many ways), then combine suggested code concepts to incorporate into this language, along with directives from Planning Commission and City Attorney.**

~~MILCREEK CITY 19.15 "Accessory Dwelling Units Standards"~~ CZC 12.58 Detached Accessory Dwelling Units (DADU)

~~18.71 ACCESSORY DWELLING UNIT STANDARDS~~12.58 DETACHED ACCESSORY DWELLING UNIT STANDARDS


~~18.71.010 Purpose~~12.58.010 Purpose
~~18.71.020 Interpretation~~12.58.020 Interpretation and Scope
12.58.030 Definitions
~~18.71.030 Applicability~~12.58.040 Approval and Authorization
~~18.71.040 Permitted And Conditional Uses And Limitations~~12.58.050 Uses Allowed
~~18.71.050 Request For Compliance Determination~~12.58.060 Request For Compliance Determination
~~18.71.060 Development Standards Generally~~12.58.070 Development Standards Generally
~~18.71.070 Development Standards For Internal Accessory Dwelling Units~~
~~18.71.080 Development Standards For Attached Accessory Dwelling Units~~
~~18.71.090 Development Standards For Detached Accessory Dwelling Units~~12.58.080 Development Standards For Detached Accessory Dwelling Units
~~18.71.100 Termination~~12.58.090 Limitations, Termination, And Exemptions
~~18.71.110 Addressing~~
~~18.71.120 Enforcement And Noticing~~
~~18.71.130 Existing Buildings~~12.58.100 Existing Buildings and Detached ADU Conversion
12.58.110 Occupancy Requirements, Licenses, And Owner Affidavits
12.58.120 Other Applicable Regulations and Codes
12.58.130 Violations and Enforcement


**~~18.71.010 Purpose~~12.58.010 Purpose**

The purpose of this Chapter is to establish the use and development regulations for the allowance of detached accessory dwelling units (DADUs) within the City. These regulations are intended to provide opportunity for secondary separate living quarters (i.e., dwelling

unit) located externally on the same property as a primary single-family dwelling in accordance with applicable State law, including, but not limited to Utah Code § 10-21-304. ~~Accessory Dwelling Units (ADUs) in single-household residential zones are an important tool in the overall housing goals and needs of the City and allow for alternative and flexible housing options in owner-occupied single-household dwellings. The purposes of the ADU standards of this code are to:~~

1. ~~Create new housing units while respecting the appearance, neighborhood character, and scale of single-household residential development.~~
2. ~~Provide more housing choices in residential zones.~~
3. ~~Allow more efficient use of existing housing and large yards.~~
4. ~~Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households.~~
5. ~~Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.~~
6. ~~Broaden the range of affordable housing options throughout the City.~~

~~HISTORY~~
~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

**~~18.71.020 Interpretation~~12.58.020 Interpretation and Scope**

The City's intent in adopting this ordinance is not to increase the density of the underlying zone designation. A~~n~~ Detached ADU shall always be an accessory use to the principal dwelling.

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

~~HISTORY~~
~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

**12.58.030 Definitions**

Certain words and phrases in this Chapter, including uses, are defined in CZC 12.12 (Definitions). In addition to the definitions set forth in CZC 12.12 (Definitions), the following words and phrases shall have the following meanings:

(a) Detached Accessory Dwelling Unit (DADU). A detached accessory dwelling unit means an accessory dwelling unit created and located externally on the same property as a primary single-family dwelling as more particularly defined in Utah Code § 10-21-101.

(b) Primary Dwelling or Primary Single-Family Dwelling. Primary dwelling or primary single-family dwelling means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record as more particularly defined in Utah Code § 10-21-101.

~~18.71.030 Applicability~~12.58.040 Approval and Authorization

1. The Zoning Administrator is authorized to issue permits for Detached ADUs in accordance with the procedures and objective standards for review as set forth in this Chapter and as set forth in CZC 12.21.090 (Permitted Use Review). Decisions regarding the review, approval, or denial of Detached ADUs are administrative proceedings and shall be made in accordance with the provisions of this Chapter and CZC 12.21.060 regarding decision-making standards for administrative proceedings.

2. Properties are eligible for an accessory dwelling unit if:

~~1.~~ (a) Use in Combination. A Detached ADU shall be established as a secondary accessory dwelling unit located externally on the same property as a primary single-family dwelling and shall only be established in combination within a primary single-family dwelling.~~The property is owner occupied,~~

~~2.~~ (b) Owner Occupancy Required. A Detached ADU shall only be established on a primary single-family dwelling property that is occupied by an owner in accordance with the "Owner Occupancy" requirements of CZC 12.60.090. ~~The use of the property at the time of application and at any time thereafter is single-household residential, and~~

(c) Number allowed. Only one Detached ADU is allowed for:

1. A lot, parcel, or tract of land greater than 11,000 square feet; and
2. A primary single-family dwelling located within a primarily residential use zone as more particularly designated in CZC 12.36 (Table of Uses).

~~The property is in an R-1 or A zone.~~

~~3.~~ 3. A maximum of one (1) accessory dwelling unit (internal or detached) shall be permitted on a qualifying owner-occupied single-family dwelling lot.

~~HISTORY~~

~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

~~18.71.040~~12.58.050 ~~Permitted And Conditional Uses And Limitations~~Uses Allowed

~~1.~~ Detached ADUs are allowed in residential zones as set forth in CZC 12.36 (Table of Uses). Permitted and conditional uses are indicated by "P" or "C," respectively. Uses not permitted are indicated by "N."~~Internal ADUs are a permitted use as set forth in Utah Code Section 10-9a-530, with additional requirements set forth in MKZ 18.71.070.~~

~~2. Attached and Detached ADUs are permitted uses in the R-1 and A zones are subject to the design standards of this chapter.~~

~~HISTORY~~

~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

18.71.050 Request For Compliance Determination

A property owner may request a review to determine the compliance of an accessory dwelling unit. This request shall be conducted following the procedure as set forth in MKZ 18.15.030 (E). The Planning Director shall issue a Compliance Determination in writing. If the Planning Director determines that an Accessory Dwelling Unit complies with the standards of this chapter, then a notice of compliance shall be recorded on the property at the Salt Lake County Recorder's Office. Notices that demonstrate compliance with the City's land use regulations and state statute shall include, at a minimum, the following:

1. A description of the primary dwelling;
2. A statement that the primary dwelling or property contains an ADU;
3. A statement that the primary dwelling or property is owner-occupied; and
4. A statement that the ADU may only be used in accordance with the City's land use regulations.

**Commented [ME1]:** Consider removing this section as it is not as relevant to Centerville? Kept it so that we could determine if there is any desire to keep this language.

~~HISTORY~~

~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

~~18.71.060 Development Standards Generally~~12.58.070 General Development Standards

The development standards set forth in this Section shall apply to any Detached ADU that is created or established within the City. The purposes of these development standards are to ensure that a Detached ADU is clearly and distinctly an accessory use and externally

located and developed as an additional residential dwelling use to the approved primary single-family dwelling use located on the property.

1. Minimum Lot Size. The minimum lot size for establishing a Detached ADU shall be 11,000 square feet or more within an accessory structure as defined in CZC 12.12.040.

~~1.~~2. A Detached ADU ~~n accessory dwelling unit~~ shall not be sold separately or subdivided from the principal dwelling unit or property.

~~2.~~3. A property may have ~~either an internal or attached ADU as part of a primary dwelling, or~~ a ~~d~~Detached ADU on the lot or parcel that is shared with the primary dwelling. No single-family residential dwelling property may have more than one type of ADU (internal or detached) on the same property.

~~3.~~4. The design and size of the Detached ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. ~~When a new ADU is proposed in an existing single-household dwelling, the entire ADU shall comply with all applicable standards.~~

~~4. The installation of separate utility meters is prohibited.~~

5. ~~An~~ A Detached ADU shall comply with the regulations of the underlying zone for accessory buildings, this includes compliance with all setback, height, and development standards for accessory building development within the underlying zone. Where the provisions in this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.

6. Design Standards. The Detached ADU~~, attached or detached,~~ shall incorporate at least one of the exterior materials used in the principal dwelling for 20 percent of all structure facades. The Detached ADU must have a pitched roof unless the principal dwelling has a flat roof, in which case an Detached ADU may have a flat roof or a pitched roof. The Detached ADU shall maintain the same color of the primary dwelling for at least 50 percent of all facades.

7. Detached ADUs may not be built within a recorded easement.

8. Parking. At least one additional parking space shall be provided for a Detached ADU; provided, however that the existing parking requirements for the primary single-family dwelling are to remain in place or restored if missing. The Detached ADU parking space may be located in tandem with other required parking spaces. All required parking spaces must be located behind the front yard setback line of the lot.

**Commented [ME2]:** Do we want to clarify that separate utility meters are allowed or even required for a Detached ADU development as they do in other communities? Will verify with Public Works as well to determine what may be best from their experience.

**Commented [ME3]:** Do we want to follow this standard or incorporate standards from other communities regarding setbacks and/or maximum heights for Detached ADUs (refer to other community comments for setback and/or maximum height ideas)?

**Commented [ME4]:** Do we want to use and keep this same standard requirement? Or do we want something more liberal or restrictive? What would that look like?

The Centerville language for internal ADU is: "Exterior Finish Materials. The exterior finish materials should be compatible with, or visually appear to be harmonious with the type, size, and colors of the finish materials utilized on the primary single-family dwelling on the lot or parcel."

The Centerville language for roof pitch is: "Roof Pitch. The roof pitch should be compatible or visually appear to be harmonious with the roof pitch style of the primary single-family dwelling on the lot or parcel in which the ADU is located."

**Commented [ME5]:** Do we want to use this similar internal ADU standard for parking or do we want to incorporate ideas from other communities to swap this language with another City's language for parking?

7.9. Bulk Yard Area Limitation. The combined building footprint coverage of a lot area for the primary single-family dwelling combined with the Detached ADU shall not exceed the impervious surface allowance for the respective zoning district in which it is located.

8. Additional requirements for internal ADUs shall be as set forth in MKZ 18.71.070.

9. Additional requirements for attached ADUs shall be as set forth in MKZ 18.71.080.

10. Additional requirements for Ddetached ADUs shall be as set forth in MKZ 18.71.090.as otherwise directed in this section of Code.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

**18.71.070 Development Standards For Internal Accessory Dwelling Units**

Internal ADUs are regulated pursuant to Utah Code Section 10-9a-530, and additionally shall:

1. Not change the appearance of the primary dwelling as a single-household dwelling;

2. Be prohibited from having separate utility meters from the primary dwelling; and

3. Be prohibited in a mobile home or manufactured home.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

**18.71.080 Development Standards For Attached Accessory Dwelling Units**

Attached ADUs are permitted, subject to the following standards:

1. The entrance for the attached ADU shall not be visible from a public right-of-way.

2. The occupancy limit for an attached ADU is two adults and any number of children.

3. The lot or parcel coverage for an attached ADU is determined by the underlying zone standards.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

**18.71.090 Development Standards For Detached Accessory Dwelling Units12.58.80 Development Standards For Detached Accessory Dwelling Units**

1. A detached ADU shall be a permanent structure. Trailers, mobile homes, and other portable structures, especially structures with wheels, shall not be permitted as a detached ADU.

~~2. A detached ADU is not eligible for The Neighborhood Compatibility Modification provisions found in MKZ 18.34 or MKZ 18.36.~~

~~3. A detached ADU shall not be used as a short-term rental.~~

~~4.~~2. Exterior lighting shall provide illumination directed downward and shall follow the standards as set forth in MKZ 18.68, Outdoor Lighting. Light sources shall not be visible from abutting properties.

~~5.~~3. Windows on a façade, located within 15 feet of an abutting property containing a single-household, twin home, or duplex dwelling, shall be fixed (non-operable) and translucent or shall be installed skylights.

~~6.~~4. Entrances, parking, and stairways within 15 feet of an abutting property shall not be visible from the abutting property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or by placing the entrances and stairs out of view of abutting properties. Corner properties with ADU entrances facing a right-of-way are not required to screen the entrance if not facing the same right-of-way as the primary dwelling entrance.

~~7.~~5. Detached ADUs shall not be built on slopes of 30 percent or greater.

~~8.~~6. Balconies on the second story of an ADU are prohibited.

~~9.~~7. Exterior stairways and landing shall not encroach into a setback.

**Table 18.71-2**

| ***Detached Accessory Dwelling Unit Standard*** | |
|---|---|
| Minimum Property Area | ~~11~~8,000 SF |
| Location | Rear Yard |
| Gross Square Footage | An ADU shall be the lesser of the gross square footage of the exist building, or 1,000 square feet. |
| Property Coverage Total | Determined by the underlying zone designation |

**Commented [ME6]:** Do we want to keep this type of language or omit it? Use similar language from another City?

**Commented [ME7]:** Do we want to keep this type of language or omit it? Use similar language from another City?

**Commented [ME8]:** Do we keep this language, omit it, or replace with similar language from another City.

Centerville Internal ADU language states:

"Location of Entrances. Only one additional entrance may be located on the wall facade that can be viewed from the public street directly adjacent to the same lot or parcel in which the Internal ADU is located. All other entrances must be located on wall facades facing interior to the lot.

1.Ground Entrance Restrictions. Ground entrances and coverings are prohibited on a wall facade facing a perimeter lot line, unless such wall façade is at least 10 feet from a perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line.

2. Upper Story Entrance Restrictions. Upper story entrances and coverings (e.g., access from balconies and decks) having no other ground entrances are prohibited on a wall façade facing a perimeter lot line unless such wall façade is located 10 feet from the perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line."

**Commented [ME9]:** Do we want/need a similar table? Is this already otherwise covered in the proposed code language?

**Commented [ME10]:** Should this be worded to say: "Maximum gross square footage of Detached ADU shall not exceed 1000 sf" or something like that.

What is the maximum size we would allow for a Detached ADU? Some communities allow up to 1200 sf and 1250 sf as maximum Detached ADU size.

| | | |
|---|---|---|
| Setbacks from Side and Rear Yards | 5 Feet minimum | For each inch in height over 16 fe accessory dwelling units shall be |
| Setback from Main Building | 6 Feet | |
| Maximum Height | ~~The lesser of 24 feet or the height of the existing main building.~~20 | |
| Occupancy Limit | 2 adults and any number of children | |

~~HISTORY~~

~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

~~*Amended by Ord. 25-38 on 9/8/2025*~~

**~~18.71.100~~ 12.58.090 Limitations, Termination, And Exemptions~~Termination~~**

(a) No Short-Term Rental. A Detached ADU may not be used as a rental unit for fewer than 90 consecutive days as more particularly defined and regulated pursuant to Utah Code § 10-20-304. In order to regulate and prohibit short-term rentals, the City shall require and record a notice for any approved Detached ADU with the Davis County Recorder's Office in accordance with Utah Code § 10-20-304.

(b) Termination of Detached ADU Use. The approval permit for a Detached ADU shall become null and void if the occupancy requirements of this Chapter are not satisfied, or the owner declares termination through writing or through neglect or any other confirmed non-corrected action that violates the provisions of this Chapter. Upon such termination of a Detached ADU use, the owner shall remove one or more features that make up a Detached ADU including but not limited to living, sleeping, or kitchen facilities, including electrical, gas, or plumbing, as deemed acceptable to the City to render the Detached ADU removed or unusable.

(c) Exemptions. Detached ADUs shall not be included in the gross density calculations for primarily single-family zoning districts.

~~If a property owner is found to be in violation of this title the City may revoke the use of an ADU on the property.~~

~~HISTORY~~

~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

**~~18.71.110 Addressing~~**

~~The property owner may request to have an ADU be given a separate address from the primary dwelling. A property owner requesting an additional address and shall submit for a site plan review to the City Planning and Zoning Department and pay any associated fees.~~

**Commented [ME11]:** Do we want to use similar setback standards or pursue other setback standards like other cities have established? Currently Centerville Zoning Code in residential zones requires 5 ft minimum setback for accessory structures in rear yard.

**Commented [ME12]:** Do we want an occupancy limit? If so, is this a good standard or should we use a standard from another City?

**Commented [ME13]:** I am not certain if State Code allows us to do this like it does with Internal ADUs per Utah Code 10-21-303? Will need to defer to City Attorney for guidance with this statement to see if this needs to be reworded or cited differently.

**Commented [ME14]:** This is language found in Centerville Code for Internal ADUs. I suggest using the same language unless language from another City is stronger and/or should be incorporated here.

**Commented [ME15]:** Do we want to use this same standard as it relates to Detached ADUs? A similar statement is noted earlier in this proposed language.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

**18.71.120 Enforcement And Noticing**

1. In addition to any other legal or equitable remedies available to a municipality, City may hold a lien against a property that contains an internal accessory dwelling unit if:
    1. The owner of the property violates any provisions of this Title, and any other applicable section of the code;
    2. The City provides a written notice of violation in accordance with section B;
    3. The owner of the property fails to cure the violation within the time period prescribed in the written notice;
    4. The City provides a written notice of lien in accordance with MKZ 18.71.120(C);
    5. The City records a copy of the written notice of lien with the County Recorder.
2. The written notice of violation shall:
    1. Describe the specific violation;
    2. Provide the owner of the ADU a reasonable opportunity to cure the violation that is:
        1. At least 14 days after the day on which the City sends the written notice of violation, if the violation results from the owner renting or offering to rent the ADU as a short-term rental; or
        2. At least 30 days after the day on which the City sends the written notice of violation, for any other violation.
    3. State that if the owner of the property fails to cure the violation within the time period described above, the City may hold a lien against the property in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;
    4. Notify the owner of the property:

1. That the owner of the property may file an appeal of the notice of violation within 10 days after the day on which the written notice of violation is postmarked or posted on the property; and

2. Of the name and address of the City office where the owner of the property may file the written objection;

5. Be mailed to:

1. The property's owner of record; and

2. Any other individual designated to receive notice in the owner's license or permit records; and

6. Be posted on the property.

3. The written notice of lien shall:

1. Comply with Utah Code Section 38-12-102;

2. State that the property is subject to a lien;

3. Specify the lien amount, in an amount of up to $100 for each day of violation after the day on which the opportunity to cure the violation expires;

4. Be mailed to:

1. The property's owner of record; and

2. Any other individual designated to receive notice in the owner's license or permit records; and

5. Be posted on the property.

4. Appeals. A property owner that receives a written notice of violation or a written notice of lien may file an appeal in accordance with MKZ 18.04, Appeals.

1. If the owner of property files a written objection to a notice of violation, the City may not record a lien until a hearing is held to determine that the specific violation occurred.

2. If the City determines at the hearing that the specific violation has occurred, the City may impose a lien in an amount of up to $100 for each day of violation after the expiration of the opportunity to cure the violation, regardless of whether the hearing is held after that day.

3. If the owner of property cures a violation within the time period prescribed in the written notice of violation, the City may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation.

5. Upon issuing a permit or business license for an ADU, the City may record a notice in the Salt Lake County Recorder's Office. Upon recording a notice, the City shall deliver a copy of the notice to the property owner via First Class Mail. The notice shall include:

    1. A description of the primary dwelling;

    2. A statement that the primary dwelling contains an ADU; and

    3. A statement that the ADU may only be used in accordance with City ordinances.

HISTORY

*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*

18.71.130 Existing Buildings12.58.100 Existing Buildings And Detached ADU Conversion

1. Existing buildings in Millcreek that were permitted prior to September 17, 2021, that are intended to be used as an ADU and cannot satisfy the standards set forth in this chapter must file an application to have a structure declared a noncomplying structure and then follow the application process for a Nonconformities Determination as set forth in MKZ 18.15.040 (A) and MKZ 18.60.090 to have the use legally established. A property with an existing guest house does not qualify for an additional detached ADU. By definition, a guest house may not be rented out or leased. If a property owner wants to convert a guest house to a detached ADU the property owner must follow all applicable processes and design requirements for detached ADUs.

2. Attached Accessory Dwelling Unit Conversions

    1. A portion of a building attached to the primary dwelling that is noncomplying and was legally established as determined under MKZ 18.60, Nonconformities, may be converted or expanded for the purpose of converting or enlarged for the purpose of converting, into an ADU upon permit authorized by the Land Use Hearing Office provided that the Land Use Hearing Officer shall find that:

**Commented [ME16]:** Per Utah Code 10-21-304(2), we are required to "include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit ...."

**Commented [ME17]:** This language likely won't apply to us and will likely be omitted; but should we have a section of language for existing buildings in similar circumstances, or is this not necessary? We will need to decide whether or not to address this and may also look to the similar codes from other cities.

~~1. The primary dwelling, or portion thereof, is no less than three feet (3') from the side and rear property lines;~~

~~2. The attached ADU does not have a light source projecting onto abutting properties;~~

~~3. The attached ADU does not have any balconies, porches, or windows facing abutting property owners, unless facing a property located in an R-M, C-1, or C Zone.~~

~~4. The attached ADU does not protrude higher than the measured height of the existing noncomplying structure being expanded as measured from original ground surface.~~

~~5. The attached ADU can accommodate all required parking on the property, and does not violate the required off-street parking standards, including parking requirements of this title.~~

~~3.~~2. Detached Accessory Dwelling Unit Conversions

1. A detached building that complies with all applicable height, building envelope, setback, and property coverage requirements may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to an accessory dwelling unit, provided the existing setbacks of the detached building are not further reduced and the structure complies with or can be altered to comply with the applicable sections of the adopted building and fire codes of the City.

2. A detached building, that is noncomplying and was legally established as determined under CZC 12.22 Nonconformities ~~MKZ 18.60, Nonconformities~~, may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to a~~n~~ detached accessory dwelling unit upon permit authorized by the ~~Land Use Hearing Office~~Zoning Administrator, or designee, provided that the ~~Land Use Hearing Officer~~Zoning Administrator, or designee, shall find:

    1. The side or rear setbacks of the detached building are not further reduced to accommodate the ADU;

    2. The detached building does not have a light source projecting onto an abutting property;

3. The facade of the detached building located within five feet (5') and facing an abutting property line, does not have any balconies, porches, landings, stairs, doors, or windows;

4. ~~For properties with rear yards that abut an RM, C-1, or C Zone, t~~The detached building does not exceed ~~24~~ 20 feet in height;

5. For all properties, located abutting a Residential Zone Boundary or a legally-established residential dwelling, the detached building does not protrude higher than the measured height of the existing noncomplying structure being expanded;

6. Does not create any new visual impacts that a fence or wall cannot otherwise mitigate;

7. The detached ADU can accommodate all required parking on the property, and does not violate or diminish the required off-street parking standards, including parking requirements of this title;

8. Does not violate applicable standards and regulations outlined in the applicable zoning district;

9. The structure or proposed expansion of the structure is not within any recorded easement;

10. Does not result in runoff or drainage from the accessory building onto an abutting property;

11. The detached building shall meet all other requirements of ~~MKZ 18.71.090~~CZC 12.58.080, except as provided otherwise in this section; and

12. Meets the applicable sections of the adopted building and fire codes of the City.

~~4.~~3. The ~~Land Use Hearing Officer~~ Zoning Administrator, or designee, may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties located in the neighborhood of the subject property, consistent with the standards of this Title.

~~HISTORY~~

~~*Repealed & Reenacted by Ord. 25-12 on 4/28/2025*~~

**Commented [ME18]:** This is not completely clear to me and may need to be omitted, unless someone else is able to determine what this is trying to say.

**12.58.110 Occupancy Requirements, Licenses, And Owner Affidavits**

The occupancy requirements set forth in this Section shall apply to any ADU that is created or established within the City. The purposes of these occupancy requirements are to accommodate secondary separated living quarters (i.e., dwelling unit) with reasonable limitations on their use and to minimize the impact on neighboring properties and the desired setting of the City's single-family neighborhoods.

(a) Definitions and Terms. The following definitions or terms are applicable to the creation and use of Detached ADUs;

1. Owner. An owner is defined as a person occupying the premises as their sole primary residence and having at least 50% or greater ownership interest in the property.
2. Full-Time Residency. Full-time residency means the owner must live in a dwelling for at least 183 consecutive calendar days of each calendar year.
3. Detached ADU Occupation. The Detached ADU is exclusively used for other family members or for long-term rental with a minimum rental period of 90 days or more.
4. Owner Occupancy Affidavit. A signed and notarized owner-occupancy acknowledgement for the property for sanctioning a Detached ADU and filed with the City Recorder's Office and/or recorded at the Davis County Recorder's Office.
5. Temporary Owner Absence Waiver. An approval granting a waiver of the occupancy requirement due to specific short-term or temporary absences.

(b) Full Time Owner Residency. Either the primary single-family dwelling or the Detached ADU is to be occupied by a full-time residency property owner as shown on the Davis County Tax Assessment rolls.

(c) Owner Occupancy Affidavit and License. A Detached ADU owner must apply for a Detached ADU License and sign an "owner occupancy affidavit" with the City and have it filed with the City Recorder and/or recorded at the Davis County Recorder's Office prior to receiving authorization of constructing and/or use of a Detached ADU. Such license and affidavit shall at minimum establish the following:

1. That he/she/they are owner(s) of the property located in Centerville, Utah.
2. That he/she/they applied and intend to receive approval to construct or use a Detached ADU pursuant to Centerville City ordinances.
3. That the owner(s) of the property confirm that the Detached ADU will be used for the purpose of offering a long-term rental of at least 90 days or more to any occupant of the Detached ADU.
4. That an owner with at least a 50% interest in the property will occupy either the primary single-family dwelling or Detached ADU for six months of each calendar year, except where a "temporary owner absence waiver" is granted in accordance with Subsection (d).
5. That if the owner(s) of property are unable or unwilling to fulfill the requirements for use of a Detached ADU, then the owners agree to remove one or more features that make it a Detached ADU, including but not limited

**Commented [ME19]:** Again will need to check with City Attorney to see if we can require this in the same way that we do with Internal ADUs language.

**Commented [ME20]:** Again will need to verify with City Attorney to see if we can require this in the same way that we do with Internal ADUs language.

to living areas, sleeping areas, or kitchen facilities, including electrical, gas, or plumbing and further agree to terminate, in writing, the Detached ADU permit and approval.

6. That the license and affidavit shall run with the land and be binding upon all owners, heirs, and assigns, and upon all parties acquiring any right, title, or interest in the property.
7. That the owners and their heirs, successors, and assigns will inform all prospective purchasers of the property of the terms and conditions of the permit authorizing the ADU.

(d) Recorded Notice of Detached ADU. On or after October 1, 2021, the City may record against the property a notice of any approved Detached ADU in the Davis County Recorder's Office in accordance with Utah Code § 10-20-303.

(e) Temporary Owner Absence Waiver. The owner(s) shall comply with the Full-Time Owner Residency Requirements, or such absence or abandonment shall terminate the Detached ADU permit, as approved by the City. Nonetheless, an owner may receive a one-time waiver of the occupancy requirement upon submitting in writing evidence showing good cause of temporary absence, such as:

1. A job relocation;
2. Military assignment;
3. Medical or other care of others;
4. Sabbatical leave;
5. Educational pursuits; or
6. Personal Illness.

A one-time waiver of the occupancy requirement will then be authorized, by the City's Zoning Administrator, up to a maximum of three years and one month. Thereafter, if not re-occupied by the property owner, then the Detached ADU permit shall be deemed null and void and one or more features constituting the Detached ADU shall be removed immediately, upon notice from Centerville City, or the property will subject to applicable enforcement measures.

**12.58.120 Other Applicable Regulations and Codes**

The creation and use of Detached ADUs are subject to other pertinent codes, restrictions, and regulations that address applicable life, safety, and welfare concerns. Any Detached ADU shall comply with the following:

1. Construction and Fire Codes. A Detached ADU shall be subject to all related regulations regarding the building construction and fire codes, as adopted by the City and State.
2. Utilities and Charges. A Detached ADU shall provide the necessary utilities and services such as, but not limited to, sewer, water, gas, electricity, and garbage collection. All City provided utilities shall be established in the property owner(s) name and the property owner shall be responsible for the payment of such utility services.

**Commented [ME21]:** This language is from Centerville Code for internal ADUs, hence the reference to Utah Code 10-20-303. This language does not exist in Utah Code 10-20-304 and, therefore, may need to be removed entirely for detached ADUs code here; will defer to City Attorney for guidance.

3. Development and Impact Fees. Detached ADUs meeting the development standards of this Title shall be exempt from payment of additional impact fees beyond the establishment of the primary single-family dwelling for the property.
4. Street Addressing. A Detached ADU will not be given a new distinct address by the City. Such Detached ADUs may refer mail/parcel packages to be delivered separately by the same address as the primary building using a subsidiary numerical or alphabetical reference (e.g., 1390 West #A), as approved by the Public Works Director, local postmaster, and emergency service agencies, or by securing a separate postal box.

**Commented [ME22]:** Need to verify this language convention with the Public Works Director to make sure this is the same as IADUs.

**12.58.130 Violations and Enforcement**

The applicable enforcement procedures for violations of these Detached ADU ordinance provisions shall be subject to the civil or criminal penalties of CZC 12.23 (Enforcement). Additionally, the City may utilize the enforcement provisions of Utah Code § 10-20-303 (Internal Accessory Dwelling Units) regarding violations and holding liens against the property.

**Commented [ME23]:** Not sure what language to use here in place of this as Utah Code 10-20-304 does not have an enforcement provision or standard in the same way that Utah Code 10-20-303 with a spelled out lien process. May need to evaluate enforcement language from other cities ordinances or just omit this sentence; will seek guidance from the City Attorney.

# Proposed Draft Detached Accessory Dwelling Unit (DADU) Language to include in Title 12 (CZC)

**I suggest using Milcreek City's Code as the starting point model backbone for the Centerville City Ordinances in combination with Centerville language previously used to establish Internal Accessory Dwelling Units (where they are both so similar in many ways), then combine suggested code concepts to incorporate into this language, along with directives from Planning Commission and City Attorney.**

**CZC 12.58 Detached Accessory Dwelling Units (DADU)**

**12.58 DETACHED ACCESSORY DWELLING UNIT STANDARDS**

**12.58.010 Purpose**
**12.58.020 Interpretation and Scope**
**12.58.030 Definitions**
**12.58.040 Approval and Authorization**
**12.58.050 Uses Allowed**
**12.58.060 Request For Compliance Determination**
**12.58.070 Development Standards Generally**
**12.58.080 Development Standards For Detached Accessory Dwelling Units**
**12.58.090 Limitations, Termination, And Exemptions**
**12.58.100 Existing Buildings and Detached ADU Conversion**
**12.58.110 Occupancy Requirements, Licenses, And Owner Affidavits**
**12.58.120 Other Applicable Regulations and Codes**
**12.58.130 Violations and Enforcement**

**12.58.010 Purpose**

The purpose of this Chapter is to establish the use and development regulations for the allowance of detached accessory dwelling units (DADUs) within the City. These regulations are intended to provide opportunity for secondary separate living quarters (i.e., dwelling unit) located externally on the same property as a primary single-family dwelling in accordance with applicable State law, including, but not limited to Utah Code § 10-21-304.

**12.58.020 Interpretation and Scope**

The City's intent in adopting this ordinance is not to increase the density of the underlying zone designation. A Detached ADU shall always be an accessory use to the principal dwelling.

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

**12.58.030 Definitions**

Certain words and phrases in this Chapter, including uses, are defined in CZC 12.12 (Definitions). In addition to the definitions set forth in CZC 12.12 (Definitions), the following words and phrases shall have the following meanings:

(a) Detached Accessory Dwelling Unit (DADU). A detached accessory dwelling unit means an accessory dwelling unit created and located externally on the same property as a primary single-family dwelling as more particularly defined in Utah Code § 10-21-101.
(b) Primary Dwelling or Primary Single-Family Dwelling. Primary dwelling or primary single-family dwelling means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record as more particularly defined in Utah Code § 10-21-101.

**12.58.040 Approval and Authorization**

(a) The Zoning Administrator is authorized to issue permits for Detached ADUs in accordance with the procedures and objective standards for review as set forth in this Chapter and as set forth in CZC 12.21.090 (Permitted Use Review). Decisions regarding the review, approval, or denial of Detached ADUs are administrative proceedings and shall be made in accordance with the provisions of this Chapter and CZC 12.21.060 regarding decision-making standards for administrative proceedings.
(b) Properties are eligible for an accessory dwelling unit if:

1. Use in Combination. A Detached ADU shall be established as a secondary accessory dwelling unit located externally on the same property as a primary single-family dwelling and shall only be established in combination within a primary single-family dwelling.

2. Owner Occupancy Required. A Detached ADU shall only be established on a primary single-family dwelling property that is occupied by an owner in accordance with the "Owner Occupancy" requirements of CZC 12.60.090. (c) Number allowed. Only one Detached ADU is allowed for:

a. A lot, parcel, or tract of land greater than 11,000 square feet; and
b. A primary single-family dwelling located within a primarily residential use zone as more particularly designated in CZC 12.36 (Table of Uses).

3. A maximum of one (1) accessory dwelling unit (internal or detached) shall be permitted on a qualifying owner-occupied single-family dwelling lot.

**12.58.050 Uses Allowed**

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

**18.71.050 Request For Compliance Determination**

A property owner may request a review to determine the compliance of an accessory dwelling unit. This request shall be conducted following the procedure as set forth in MKZ 18.15.030 (E). The Planning Director shall issue a Compliance Determination in writing. If the Planning Director determines that an Accessory Dwelling Unit complies with the standards of this chapter, then a notice of compliance shall be recorded on the property at the Salt Lake County Recorder's Office. Notices that demonstrate compliance with the City's land use regulations and state statute shall include, at a minimum, the following:

1. A description of the primary dwelling;
2. A statement that the primary dwelling or property contains an ADU;
3. A statement that the primary dwelling or property is owner-occupied; and
4. A statement that the ADU may only be used in accordance with the City's land use regulations.

**Commented [ME1]:** Consider removing this section as it is not as relevant to Centerville? Kept it so that we could determine if there is any desire to keep this language.

**12.58.070 General Development Standards**

The development standards set forth in this Section shall apply to any Detached ADU that is created or established within the City. The purposes of these development standards are to ensure that a Detached ADU is clearly and distinctly an accessory use and externally located and developed as an additional residential dwelling use to the approved primary single-family dwelling use located on the property.

(a) Minimum Lot Size. The minimum lot size for establishing a Detached ADU shall be 11,000 square feet or more within an accessory structure as defined in CZC 12.12.040.

(b) A Detached ADU shall not be sold separately or subdivided from the principal dwelling unit or property.

(c) A property may have a Detached ADU on the lot or parcel that is shared with the primary dwelling. No single-family residential dwelling property may have more than one type of ADU (internal or detached) on the same property.

(d) The design and size of the Detached ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

(e) A Detached ADU shall comply with the regulations of the underlying zone for accessory buildings, this includes compliance with all setback, height, and development standards for accessory building development within the underlying zone. Where the provisions in this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.

(f) Design Standards. The Detached ADU shall incorporate at least one of the exterior materials used in the principal dwelling for 20 percent of all structure facades. The Detached ADU must have a pitched roof unless the principal dwelling has a flat roof, in which case a Detached ADU may have a flat roof or a pitched roof. The Detached ADU shall maintain the same color as the primary dwelling for at least 50 percent of all facades.

(g) Detached ADUs may not be built within a recorded easement.

(h) Parking. At least one additional parking space shall be provided for a Detached ADU; provided, however that the existing parking requirements for the primary single-family dwelling are to remain in place or restored if missing. The Detached ADU parking space may be located in tandem with other required parking spaces. All required parking spaces must be located behind the front yard setback line of the lot.

(i) Bulk Yard Area Limitation. The combined building footprint coverage of a lot area for the primary single-family dwelling combined with the Detached ADU shall not exceed the impervious surface allowance for the respective zoning district in which it is located.

(j) Additional requirements for Detached ADUs shall be as set forth as otherwise directed in this section of Code.

**12.58.80 Development Standards For Detached Accessory Dwelling Units**

**Commented [ME2]:** Do we want to follow this standard or incorporate standards from other communities regarding setbacks and/or maximum heights for Detached ADUs (refer to other community comments for setback and/or maximum height ideas)?

**Commented [ME3]:** Do we want to use and keep this same standard requirement? Or do we want something more liberal or restrictive? What would that look like?

The Centerville language for internal ADU is: "Exterior Finish Materials. The exterior finish materials should be compatible with, or visually appear to be harmonious with the type, size, and colors of the finish materials utilized on the primary single-family dwelling on the lot or parcel."

The Centerville language for roof pitch is: "Roof Pitch. The roof pitch should be compatible or visually appear to be harmonious with the roof pitch style of the primary single-family dwelling on the lot or parcel in which the ADU is located."

**Commented [ME4]:** Do we want to use this similar internal ADU standard for parking or do we want to incorporate ideas from other communities to swap this language with another City's language for parking?

(a) A detached ADU shall be a permanent structure. Trailers, mobile homes, and other portable structures, especially structures with wheels, shall not be permitted as a detached ADU.

(b) Exterior lighting shall provide illumination directed downward and shall follow the standards as set forth in MKZ 18.68, Outdoor Lighting. Light sources shall not be visible from abutting properties.

(c) Windows on a façade, located within 15 feet of an abutting property containing a single-household, twin home, or duplex dwelling, shall be fixed (non-operable) and translucent or shall be installed skylights.

(d) Entrances, parking, and stairways within 15 feet of an abutting property shall not be visible from the abutting property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or by placing the entrances and stairs out of view of abutting properties. Corner properties with ADU entrances facing a right-of-way are not required to screen the entrance if not facing the same right-of-way as the primary dwelling entrance.

(e) Detached ADUs shall not be built on slopes of 30 percent or greater.

(f) Balconies on the second story of an ADU are prohibited.

(g) Exterior stairways and landing shall not encroach into a setback.

**Table 12.58.080-1**

| *Detached Accessory Dwelling Unit Standard* | |
|---|---|
| Minimum Property Area | 11,000 SF |
| Location | Rear Yard |
| Gross Square Footage | An ADU shall be the lesser of the gross square footage of the exist building, or 1,000 square feet. |
| Property Coverage Total | Determined by the underlying zone designation |
| Setbacks from Side and Rear Yards | 5 Feet minimum |

**Commented [ME5]:** Do we want to keep this type of language or omit it? Use similar language from another City?

**Commented [ME6]:** Do we want to keep this type of language or omit it? Use similar language from another City?

**Commented [ME7]:** Do we keep this language, omit it, or replace with similar language from another City.

Centerville Internal ADU language states:

"Location of Entrances. Only one additional entrance may be located on the wall facade that can be viewed from the public street directly adjacent to the same lot or parcel in which the Internal ADU is located. All other entrances must be located on wall facades facing interior to the lot.

1.Ground Entrance Restrictions. Ground entrances and coverings are prohibited on a wall facade facing a perimeter lot line, unless such wall façade is at least 10 feet from a perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line.

2. Upper Story Entrance Restrictions. Upper story entrances and coverings (e.g., access from balconies and decks) having no other ground entrances are prohibited on a wall façade facing a perimeter lot line unless such wall façade is located 10 feet from the perimeter lot line and such

**Commented [ME8]:** Do we want/need a similar table? Is this already otherwise covered in the proposed code language?

**Commented [ME9]:** Should this be worded to say: "Maximum gross square footage of Detached ADU shall not exceed 1000 sf" or something like that.

What is the maximum size we would allow for a Detached ADU? Some communities allow up to 1200 sf and 1250 sf as maximum Detached ADU

**Commented [ME10]:** Do we want to use similar setback standards or pursue other setback standards like other cities have established? Currently Centerville Zoning Code in residential zones requires 5 ft minimum setback for accessory structures in rear yard.

| | | |
|---|---|---|
| Setback from Main Building | 6 Feet | |
| Maximum Height | 20 Feet | |
| Occupancy Limit | 2 adults and any number of children | |

**Commented [ME11]:** Do we want an occupancy limit? If so, is this a good standard or should we use a standard from another City?

**12.58.090 Limitations, Termination, And Exemptions**

(a) No Short-Term Rental. A Detached ADU may not be used as a rental unit for fewer than 90 consecutive days as more particularly defined and regulated pursuant to Utah Code § 10-20-304. In order to regulate and prohibit short-term rentals, the City shall require and record a notice for any approved Detached ADU with the Davis County Recorder's Office in accordance with Utah Code § 10-20-304.

**Commented [ME12]:** I am not certain if State Code allows us to do this like it does with Internal ADUs per Utah Code 10-21-303? Will need to defer to City Attorney for guidance with this statement to see if this needs to be reworded or cited differently.

(b) Termination of Detached ADU Use. The approval permit for a Detached ADU shall become null and void if the occupancy requirements of this Chapter are not satisfied, or the owner declares termination through writing or through neglect or any other confirmed non-corrected action that violates the provisions of this Chapter. Upon such termination of a Detached ADU use, the owner shall remove one or more features that make up an Detached ADU including but not limited to living, sleeping, or kitchen facilities, including electrical, gas, or plumbing, as deemed acceptable to the City to render the Detached ADU removed or unusable.

**Commented [ME13]:** This is language found in Centerville Code for Internal ADUs. I suggest using the same language unless language from another City is stronger and/or should be incorporated here.

(c) Exemptions. Detached ADUs shall not be included in the gross density calculations for primarily single-family zoning districts.

**12.58.100 Existing Buildings And Detached ADU Conversion**

**Commented [ME14]:** Do we want to use this same standard as it relates to Detached ADUs? A similar statement is noted earlier in this proposed language.

**Commented [ME15]:** Per Utah Code 10-21-304(2), we are required to "include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit ...."

1. Existing buildings in Millcreek that were permitted prior to September 17, 2021, that are intended to be used as an ADU and cannot satisfy the standards set forth in this chapter must file an application to have a structure declared a noncomplying structure and then follow the application process for a Nonconformities Determination as set forth in MKZ 18.15.040 (A) and MKZ 18.60.090 to have the use legally established. A property with an existing guest house does not qualify for an additional detached ADU. By definition, a guest house may not be rented out or leased. If a property owner wants to convert a guest house to a detached ADU the property owner must follow all applicable processes and design requirements for detached ADUs.

**Commented [ME16]:** This language likely won't apply to us and will likely be omitted; but should we have a section of language for existing buildings in similar circumstances, or is this not necessary? We will need to decide whether or not to address this and may also look to the similar codes from other cities.

2. Detached Accessory Dwelling Unit Conversions
    1. A detached building that complies with all applicable height, building envelope, setback, and property coverage requirements may be converted,

or expanded for the purpose of converting, or enlarged for the purpose of converting, to an accessory dwelling unit, provided the existing setbacks of the detached building are not further reduced and the structure complies with or can be altered to comply with the applicable sections of the adopted building and fire codes of the City.

2. A detached building, that is noncomplying and was legally established as determined under CZC 12.22 Nonconformities, may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to a detached accessory dwelling unit upon permit authorized by the Zoning Administrator, or designee, provided that the Zoning Administrator, or designee, shall find:
    1. The side or rear setbacks of the detached building are not further reduced to accommodate the ADU;
    2. The detached building does not have a light source projecting onto an abutting property;
    3. The facade of the detached building located within five feet (5') and facing an abutting property line, does not have any balconies, porches, landings, stairs, doors, or windows;
    4. The detached building does not exceed 20 feet in height;
    5. For all properties, located abutting a Residential Zone Boundary or a legally-established residential dwelling, the detached building does not protrude higher than the measured height of the existing noncomplying structure being expanded;
    6. Does not create any new visual impacts that a fence or wall cannot otherwise mitigate;
    7. The detached ADU can accommodate all required parking on the property, and does not violate or diminish the required off-street parking standards, including parking requirements of this title;
    8. Does not violate applicable standards and regulations outlined in the applicable zoning district;
    9. The structure or proposed expansion of the structure is not within any recorded easement;

**Commented [ME17]:** This is not completely clear to me and may need to be omitted, unless someone else is able to determine what this is trying to say.

10. Does not result in runoff or drainage from the accessory building onto an abutting property;

11. The detached building shall meet all other requirements of CZC 12.58.080, except as provided otherwise in this section; and

12. Meets the applicable sections of the adopted building and fire codes of the City.

3. The Zoning Administrator, or designee, may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties located in the neighborhood of the subject property, consistent with the standards of this Title.

**12.58.110 Occupancy Requirements, Licenses, And Owner Affidavits**

The occupancy requirements set forth in this Section shall apply to any ADU that is created or established within the City. The purposes of these occupancy requirements are to accommodate secondary separated living quarters (i.e., dwelling unit) with reasonable limitations on their use and to minimize the impact on neighboring properties and the desired setting of the City's single-family neighborhoods.

(a) Definitions and Terms. The following definitions or terms are applicable to the creation and use of Detached ADUs;
   1. Owner. An owner is defined as a person occupying the premises as their sole primary residence and having at least 50% or greater ownership interest in the property.
   2. Full-Time Residency. Full-time residency means the owner must live in a dwelling for at least 183 consecutive calendar days of each calendar year.
   3. Detached ADU Occupation. The Detached ADU is exclusively used for other family members or for long-term rental with a minimum rental period of 90 days or more.
   4. Owner Occupancy Affidavit. A signed and notarized owner-occupancy acknowledgement for the property for sanctioning a Detached ADU and filed with the City Recorder's Office and/or recorded at the Davis County Recorder's Office.
   5. Temporary Owner Absence Waiver. An approval granting a waiver of the occupancy requirement due to specific short-term or temporary absences.

(b) Full Time Owner Residency. Either the primary single-family dwelling or the Detached ADU is to be occupied by a full-time residency property owner as shown on the Davis County Tax Assessment rolls.

(c) Owner Occupancy Affidavit and License. A Detached ADU owner must apply for a Detached ADU License and sign an "owner occupancy affidavit" with the City and

**Commented [ME18]:** Again will need to check with City Attorney to see if we can require this in the same way that we do with Internal ADUs language.

have it filed with the City Recorder and/or recorded at the Davis County Recorder's Office prior to receiving authorization of constructing and/or use of a Detached ADU. Such license and affidavit shall at minimum establish the following:

1. That he/she/they are owner(s) of the property located in Centerville, Utah.
2. That he/she/they applied and intend to receive approval to construct or use a Detached ADU pursuant to Centerville City ordinances.
3. That the owner(s) of the property confirm that the Detached ADU will be used for the purpose of offering a long-term rental of at least 90 days or more to any occupant of the Detached ADU.
4. That an owner with at least a 50% interest in the property will occupy either the primary single-family dwelling or Detached ADU for six months of each calendar year, except where a "temporary owner absence waiver" is granted in accordance with Subsection (d).
5. That if the owner(s) of property are unable or unwilling to fulfill the requirements for use of a Detached ADU, then the owners agree to remove one or more features that make it a Detached ADU, including but not limited to living areas, sleeping areas, or kitchen facilities, including electrical, gas, or plumbing and further agree to terminate, in writing, the Detached ADU permit and approval.
6. That the license and affidavit shall run with the land and be binding upon all owners, heirs, and assigns, and upon all parties acquiring any right, title, or interest in the property.
7. That the owners and their heirs, successors, and assigns will inform all prospective purchasers of the property of the terms and conditions of the permit authorizing the ADU.

(d) Recorded Notice of Detached ADU. On or after October 1, 2021, the City may record against the property a notice of any approved Detached ADU in the Davis County Recorder's Office in accordance with Utah Code § 10-20-303.

(e) Temporary Owner Absence Waiver. The owner(s) shall comply with the Full-Time Owner Residency Requirements, or such absence or abandonment shall terminate the Detached ADU permit, as approved by the City. Nonetheless, an owner may receive a one-time waiver of the occupancy requirement upon submitting in writing evidence showing good cause of temporary absence, such as:

1. A job relocation;
2. Military assignment;
3. Medical or other care of others;
4. Sabbatical leave;
5. Educational pursuits; or
6. Personal Illness.

A one-time waiver of the occupancy requirement will then be authorized, by the City's Zoning Administrator, up to a maximum of three years and one month. Thereafter, if not re-occupied by the property owner, then the Detached ADU permit shall be deemed null and void and one or more features constituting the Detached ADU shall be removed immediately, upon

**Commented [ME19]:** Again will need to verify with City Attorney to see if we can require this in the same way that we do with Internal ADUs language.

**Commented [ME20]:** This language is from Centerville Code for internal ADUs, hence the reference to Utah Code 10-20-303. This language does not exist in Utah Code 10-20-304 and, therefore, may need to be removed entirely for detached ADUs code here; will defer to City Attorney for guidance.

notice from Centerville City, or the property will subject to applicable enforcement measures.

**12.58.120 Other Applicable Regulations and Codes**

The creation and use of Detached ADUs are subject to other pertinent codes, restrictions, and regulations that address applicable life, safety, and welfare concerns. Any Detached ADU shall comply with the following:

1. Construction and Fire Codes. A Detached ADU shall be subject to all related regulations regarding the building construction and fire codes, as adopted by the City and State.
2. Utilities and Charges. A Detached ADU shall provide the necessary utilities and services such as, but not limited to, sewer, water, gas, electricity, and garbage collection. All City provided utilities shall be established in the property owner(s) name and the property owner shall be responsible for the payment of such utility services.
3. Development and Impact Fees. Detached ADUs meeting the development standards of this Title shall be exempt from payment of additional impact fees beyond the establishment of the primary single-family dwelling for the property.
4. Street Addressing. A Detached ADU will not be given a new distinct address by the City. Such Detached ADUs may refer mail/parcel packages to be delivered separately by the same address as the primary building using a subsidiary numerical or alphabetical reference (e.g., 1390 West #A), as approved by the Public Works Director, local postmaster, and emergency service agencies, or by securing a separate postal box.

**Commented [ME21]:** Need to verify this language convention with the Public Works Director to make sure this is the same as IADUs.

**12.58.130 Violations and Enforcement**

The applicable enforcement procedures for violations of these Detached ADU ordinance provisions shall be subject to the civil or criminal penalties of CZC 12.23 (Enforcement). Additionally, the City may utilize the enforcement provisions of Utah Code § 10-20-303 (Internal Accessory Dwelling Units) regarding violations and holding liens against the property.

**Commented [ME22]:** Not sure what language to use here in place of this as Utah Code 10-20-304 does not have an enforcement provision or standard in the same way that Utah Code 10-20-303 with a spelled out lien process. May need to evaluate enforcement language from other cities ordinances or just omit this sentence; will seek guidance from the City Attorney.

CENTERVILLE

# PLANNING COMMISSION

## Staff Report
**7/8/2026**

**Item No**. 3.
**Title:** Discussion - First review of draft code concepts for Boundary Line Adjustments processing in replacement of Exchange of Title codes, as found in CMC 15.09.140.
**Initiated By:** Sydney DeWees, Assistant Planner
**Staff Representative:** Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director, Lisa Romney, City Attorney

**SUBJECT:**

Discussion regarding draft code concepts and a summary of code ideas for Boundary Line Adjustments processing in replacement of existing Exchange of Title codes found in CMC 15.09.140.

**RECOMMENDATION:**

Discussion item only. However, staff recommends that the Planning Commission complete the review of this language and prepare a recommendation to the City Council in the near future, so that staff will have corrected Code language that reflects Utah State Code.

**BACKGROUND:**

Over the last few years, the State Legislature has approved legislative bills modifying how boundary lines and boundary line disputes are to be administered by local municipalities and counties. Following these code changes, City staff has been working diligently to reference these State Codes in making sure that boundary line adjustment processing is compliant with processing requirements of these State Codes. That being said, City staff has noticed discrepancies with the Exchange of Title (Boundary Adjustment) processing codes, as currently found in CMC 15.09.140. Therefore, City staff felt it important to work on a draft code amendment to change the Exchange of Title codes to reflect corrected and approved Utah State standards for processing Boundary Line Adjustments. The term Boundary Line Adjustments will replace the term Exchange of Title in the City Municipal Code, to better align with Utah State codes, given that the proposed draft language is approved in the future by the City Council.

**ATTACHMENTS:**

1. S DeWees Email - Review Boundary Line [20260616]
2. 15.09.140 Current Code
3. 15.09.140
4. 18.080 Subdivison Ordinance Amendment Fees
5. 20.030 Boundary Adjustment Fees
6. (BLA- S) Boundary Line Adjustment- Simple
7. Boundary Line Adjustment - Simple BLA S
8. BLA S Workflow

9. (BLA- F) Boundary Line Adjustment- Full
10. Boundary Line Adjustment- Full BLA F
11. BLA F Workflow

Outlook

**Boundary Adjustments**

**From** Sydney DeWees <sydney.dewees@centervilleutah.gov>
**Date** Tue 6/16/2026 2:07 PM
**To** Michael Eggett <michael.eggett@centervilleutah.gov>
**Cc** Lisa Romney <lisa.romney@centervilleutah.gov>

11 attachments (644 KB)

15.09.140 Current Code.pdf; 15.09.140.docx; 18.080 Subdivison Ordinace Amendment Fees.pdf; 20.030 Boundry Adjustment Fees.docx; 20.030 Boundry Adjustment Fees.pdf; Boundry Line Adjustment - Simple BLA S.docx; Boundry Line Adjustment- Full BLA F.docx; (BLA- F) Boundry Line Adjustment- Full.docx; (BLA- S) Boundry Line Adjustment- Simple.docx; BLA F Workflow.docx; BLA S Workflow.docx;

Hey Mike,

I have worked on the BLA information.. I was hoping to get the code amended soon. I have cc Lisa in the email to see if she has any suggestions on the code

I have attached my redline version of the code I also have attached the current code how it reads. In the worddoc there will be links to the state code.
There are fees in the fee schedule that need to be updated, my suggestion is to make it a simple and a full. The BLA currently references the site plan amendment, so I just coped how much it is. I have attached my redline for BLA boundary line adjustments fee schedule.
I have attached a simple and a full BLA application question for applications.
I have also added the checklist for each.
I have created what I think is the best work flow for each.

I would really like to get this updated. Please let me know your feedback and let me know when it can be presented to the planning commission and city council.

Simple Boundary Line Adjustment
Short:
A Simple Boundary Line Adjustment is a process that allows adjoining property owners to adjust a shared property boundary without creating a new lot or changing the
adjustments where the resulting properties continue to comply with applicable zoning and subdivision requirements. The approved documents must be recorded with th

Long:
A Simple Boundary Line Adjustment allows adjoining property owners to modify the location of a shared property line through an approved boundary line adjustment p
intended for minor corrections, boundary clarifications, or adjustments between existing properties. The property owners must submit the required documentation for C
materials necessary to verify the proposed adjustment. The City reviews the request to ensure the adjustment does not create additional lots, create nonconforming cond
the boundary line adjustment documentation must be recorded with the County Recorder. Approval of a boundary line adjustment does not constitute approval for futur

Full Boundary Line Adjustment
Short:
A Full Boundary Line Adjustment is a process that allows adjoining property owners to adjust a shared property boundary without creating a new lot or changing the ov
adjustment, this process provides a detailed legal record of the revised boundaries and may be required when the adjustment involves multiple properties, significant ch
information.

Long: A Full Boundary Line Adjustment is a formal process used to modify property boundaries through a recorded survey or plat document. This process is typically r
updated legal descriptions, or needs a recorded map showing the new property configuration. The applicant must submit the required boundary line adjustment docume
descriptions, and any additional documentation required by the City. The City reviews the proposal for compliance with zoning, subdivision, and other applicable regul
recorded with the County Recorder. A Full Boundary Line Adjustment modifies property boundaries only and does not create a new subdivision lot or approve future d

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## 15.09.140 Exchange Of Title

(a) In accordance with the provisions of Utah Code § 10-9a-608, the owners of record of adjacent parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those parcels if the exchange of title is approved by the Zoning Administrator in accordance with the provisions of this Section.

(b) An application for exchange of title approval shall be filed in writing with the Community Development Director on forms provided by the City, and shall include, at a minimum, the following:

(1) Three hard copies and one electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:

(A) The two affected lots or parcels;

(B) The location of existing buildings on the lots or parcels;

(C) The proposed location of the new lot or parcel line;

(D) Any existing easements, driveways, utilities and infrastructure improvements;

(E) The frontage calculations for the two lots before and after the exchange of title; and

(F) The size of the two lots before and after the exchange of title.

(2) The applicable fees and deposits as set forth in the City Fee Schedule.

(3) The proposed notice of approval and conveyance of title documents.

(c) The Zoning Administrator shall review all applications for exchange of title approval and shall approve such requests if the exchange of title will not result in a violation of any land use ordinance of the City.

(d) No exchange of title shall be permitted which would result in the creation of a new dwelling lot or housing unit or the creation of a remnant piece of land that did not previously exist.

(e) If an exchange of title is approved by the Zoning Administrator, a notice of approval acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall:

(1) Be executed by each owner included in the exchange and by the Zoning Administrator;

(2) Contain an acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq.; and

(3) Recite the descriptions of both the original parcels and the parcels created by the exchange of title.

(f) A notice of approval recorded under this Section does not act as a conveyance of title to real property. If an exchange of title is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved changed with the Davis County Recorder's Office.

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

## 15.09.140 ~~Exchange Of Title~~Boundary Line Adjustments

a) In accordance with the provisions of Utah Code § ~~10-9a-608~~10-20-906, the owners of record of adjacent parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those parcels if the ~~exchange of title~~boundary line adjustment is approved by the Zoning Administrator in accordance with the provisions of this Section. Boundary line adjustments shall be classified as either Simple Boundary Line Adjustments or Full Boundary Line Adjustments, as defined below.

1) **S**imple Boundary Line Adjustment is a boundary adjustment that does not**:**

A. Affect a public right-of-way, municipal utility easement, or other public property;

B. Affect an existing easement, onsite wastewater system, or internal lot restriction; or

C. Create a lot or parcel that does not conform to applicable land use regulations.

2) Full Boundary Line Adjustment is a boundary adjustment that does:

A. Affect a public right-of-way, municipal utility easement, or other public property;

B. Affect an existing easement, onsite wastewater system, or internal lot restriction; or

b) ~~An application for exchange of title approval shall be filed in writing with the Community Development Director on forms provided by the City, and shall include, at a minimum, the following~~ A complete boundary line adjustment application shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits as set forth in the City Fee Schedule.

1) The simple boundary line adjustment shall include:

A. Conveyance document that complies with the Utah State Code § 57-1-45.5; and describes all lots or parcels affected by the proposed boundary adjustment

B. One electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:

**Commented [SD1]:** Utah Code Section 57-1-45.5

1. The affected lots or parcels;
2. The proposed location of the new lot or parcel line;
3. The size of the lots before and after the exchange of title;
4. The frontage calculations for the lots before and after the exchange of title;
5. The location of existing buildings, improvements, and other physical features on the lots or parcels;
6. Any existing easements, rights-of-way, conditions, or restrictions recorded or apparent; and
7. Any additional information required by the Zoning Administrator to verify compliance with the zoning regulations applicable to the subject parcels.

2) The full boundary line adjustment shall include:

A. Conveyance document that complies with the Utah State Code § 57-1-45.5; and describes all lots or parcels affected by the proposed boundary adjustment

**Commented [SD2]:** Utah Code Section 57-1-45.5

B. One electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:

1. The affected lots or parcels;
2. The proposed location of the new lot or parcel line;
3. The size of the lots before and after the exchange of title;
4. The frontage calculations for the lots before and after the exchange of title;
5. The location of existing buildings, improvements, and other physical features on the lots or parcels;
6. Any existing easements, rights-of-way, conditions, or restrictions recorded or apparent; and

7. Any additional information required by the Zoning Administrator to verify compliance with the zoning regulations applicable to the subject parcels.

C. Written approval of any proposed easement adjustments by all affected property owners, easement holders, and other parties with a legal interest in the easement.

c) The Zoning Administrator shall review all applications for the boundary line adjustment approval and shall approve such requests if the boundary line adjustment will not result in a violation of any land use ordinance of the City.

d) No boundary line adjustment shall be permitted which would result in the creation of a new parcel.

e) If the boundary line adjustment is approved by the Zoning Administrator, a consent acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall be made clear:

A. The land use authority is not responsible for any error related to the boundary adjustment , as set forth in Utah Code § 10-20-906;

B. Davis County may record the boundary adjustment, as set forth in Utah Code § 10-20-906;

C. Whom each owner included in the exchange;

D. The descriptions of both the original parcels and the parcels created by the exchange of title; and

E. Acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq.

f) A notice of approval recorded under this Section does not act as a conveyance of title to real property. If a boundary line adjustment is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved changed with the Davis County Recorder's Office.

2) Three hard copies and one electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:

A. The two affected lots or parcels;

B. The location of existing buildings on the lots or parcels;

C. The proposed location of the new lot or parcel line;

D. Any existing easements, driveways, utilities and infrastructure improvements;

E. The frontage calculations for the two lots before and after the exchange of title; and

F. The size of the two lots before and after the exchange of title.

3) The applicable fees and deposits as set forth in the City Fee Schedule.

4) The proposed notice of approval and conveyance of title documents.

c) The Zoning Administrator shall review all applications for exchange of title approval and shall approve such requests if the exchange of title will not result in a violation of any land use ordinance of the City.

e) No exchange of title shall be permitted which would result in the creation of a new dwelling lot or housing unit or the creation of a remnant piece of land that did not previously exist.

d) If an exchange of title is approved by the Zoning Administrator, a notice of approval acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall:

1) Be executed by each owner included in the exchange and by the Zoning Administrator;

2) Contain an acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq.; and

3) Recite the descriptions of both the original parcels and the parcels created by the exchange of title.

e) A notice of approval recorded under this Section does not act as a conveyance of title to real property. If an exchange of title is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved changed with the Davis County Recorder's Office.

## 18.080 Subdivision Ordinance Amendment

The following fees shall apply to subdivision ordinance amendments.

| Subdivision Ordinance | Fee | Professional Services Deposit [1] | When Due |
|---|---|---|---|
| | | | |
| Subdivision Ordinance Amendments | $250 | $250 | Upon Application |

1. Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for applications to amend City Ordinances in accordance with CFS 18.040. The Professional Services Deposit will be used and applied toward such services costs actually incurred by the City.

HISTORY
*Adopted by Res. 2017-18 on 8/15/2017*

20.030 Boundary Adjustments

The following fees shall apply to boundary adjustments.

| Boundary Adjustments | Fee | ~~Professional Services Deposit~~ | When Due |
|---|---|---|---|
| ~~Exchange of Title~~ Simple | ~~$125~~ $375 | ~~$250~~ | Upon Application |
| ~~Lot Line Adjustment (Two Adjoining Lots)~~ Full | ~~See Plat Amendment~~ $500 | ~~See Plat Amendment~~ | Upon Application ~~See Plat Amendment~~ |
| Parcel Boundary ~~Adjustment (Two Adjoining Parcels)~~Establishment | Not Regulated by City | ~~-~~ | - |
| ~~Boundary Line Agreement (Disputed Property Line)~~ | ~~Not Regulated by City~~ | ~~-~~ | ~~-~~ |

# CENTERVILLE CITY BOUNDARY LINE ADJUSTMENT SIMPLE CHECKLIST

## Boundary Line Adjustment Simple – Completeness Checklist

The following application, information, fees, and documentation is required for a Boundary Line Adjustment Simple application completeness review.

**Project Name:**

**Date:**

TRACKING HISTORY:

Application Submitted:

Completeness Checklist DRC Meeting (1):

Completeness Checklist DRC Meeting (2)

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| Application Requirement | Code Reference | Department | Comments | |
|---|---|---|---|---|
| Complete Online Application Form | 15.09.140 | Planning | | |
| Application Fees | 20.030 Boundary Adjustments | Planning | | |
| Conveyance of Title Documents | 15.09.140 | Legal | Utah State Code § 57-1-45.5 | |
| List of current owners of each property as indicated by current records of the Davis County Recorder's Office. | 15.09.140 | Planning | | |
| Signed Property Owner Affidavit from each property owner | 15.09.140 | Planning/ Legal | | |
| Provide a Statement describing the proposed changes and why the changes are taking place. | 15.09.140 | Planning | | |
| Current Legal description of both parcels. | 15.09.140 | Legal | | |
| Proposed legal description of both parcels. | 15.09.140 | Legal | | |
| Copies of any agreements with adjacent property owners relevant to the proposed boundary line adjustment. | 15.09.140 | Legal | | |
| **Survey will include the following:** | | | | |
| One (1) electronic copy of a survey | 15.09.140 | Planning | | |
| Stamp of licensed land surveyor or professional engineer | 15.09.140 | Planning | | |
| The name and addresses of the engineer or surveyor for contacting purposes. | | Planning | | |
| Survey tie to the State grid or other permanent established marker in Davis County. | 15.09.140 | Engineering | | |

**Commented [SD1]:** Utah Code Section 57-1-45.5

| | | | | |
|---|---|---|---|---|
| The two affected lots or parcels | 15.09.140 | Planning | | |
| The proposed location of the new lot or parcel line | 15.09.140 | Planning | | |
| The size of the two lots before and after the exchange | 15.09.140 | Planning/ Engineering | | |
| The frontage calculations for the two lots before and after the exchange of title | 15.09.140 | Planning/ Engineering | | |
| The location of existing buildings on the lots or parcels | 15.09.140 | Planning | | |
| Any existing easements, driveways, utilities and infrastructure improvements | 15.09.140 | Planning/ Public Works | | |

If a Simple Boundary Line Adjustment approved by the Zoning Administrator, a notice of approval acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall state:

1. The land use authority is not responsible for any error related to the boundary adjustment , as set forth in Utah Code § 10-20-906;
2. Davis County may record the boundary adjustment, as set forth in Utah Code § 10-20-906;
3. Whom each owner included in the exchange;
4. The descriptions of both the original parcels and the parcels created by the exchange of title;
5. Acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq; and
6. Be from the City Zoning Administrator;

A notice of approval recorded under this Section does not act as a conveyance of title to real property. If a boundary line adjustment is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved changed with the Davis County Recorder's Office.

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Orange text optional fields

| Contact Information | |
|---|---|
| Applicant | Name, Email, Phone, Preferred form of contact |
| Preferred form of contact | Phone, Email |
| Property Owner(s) | Name, Email, Phone, Preferred form of contact |
| Preferred form of contact | Phone, Email |
| Engineer | Name, Email, Phone |
| Surveyor | Name, Email, Phone |
| Project manager | Name, Email, Phone |
| Property Owner Authorization | |
| Signature from all property owners | Print Notary form here: |
| Title Report for the Properties | A title repot (preliminary title report) is a research document prepared by a title company that list the current legal owners, property description, and any recorded liens, easements, or encumbrances. |
| Warranty Deed | A warranty deed is a legal document used to transfer ownership (title) of real estate from one party (the grantor) to another (the grantee). It guarantees that the seller holds clear title to the property and has the legal right to sell it. |
| Any agreements with adjacent property owners? | Yes, No |
| If yes, please explain | Submittal Needed |
| Property Information | |
| | Insert zoning Map link<br><br>Explanation: To find the following information Please visit the Cities interactive Zoning Map. In the search bar inter your address, click on the parcel and the following information will be available. |
| Project Address (1) | |
| Parcel Number | |
| Acreage | |
| Zoning | Agriculture-Low (A-L), Commercial-High (C-H), Commercial-Medium (C-M), Commercial-Very High (C-VH), Florentine Villa Special District, Industrial-High (I-H), Industrial-Very High (I-VH), Public Facility -Medium( PF-M), Public Facility -Very High (PF-VH), Public Facility-High (PF-H), Public Facility-Low( PF-L), Residential-High (R-H), Residential-Very High(R-VH), Residential-Medium (RH-M), Residential-Low (R-L), Shorelands Commerce Park |
| Is property ( 1) located in the Hillside Overlay Zone? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Hillside Overlay, there will be cross hatch marks on your property |

| | |
|---|---|
| Is property ( 1) located in the Historic District? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Deuel Creek Historic District, there will be dots on your property if you are |
| Is property ( 1) part of a Planned Development Overlay or Planned Unit Development? | Yes, No |
| If yes, please provide the Name and year | |
| Is property ( 1) part of a Community Development Authority? | Yes, No |
| If yes, please provide the Name and year | |
| Parcel Number | |
| Acreage | |
| Zoning | Agriculture-Low (A-L), Commercial-High (C-H), Commercial-Medium (C-M), Commercial-Very High (C-VH), Florentine Villa Special District, Industrial-High (I-H), Industrial-Very High (I-VH), Public Facility -Medium( PF-M), Public Facility -Very High (PF-VH), Public Facility-High (PF-H), Public Facility-Low( PF-L), Residential-High (R-H), Residential-Very High(R-VH), Residential-Medium (RH-M), Residential-Low (R-L), Shorelands Commerce Park |
| Is property (2) located in the Hillside Overlay Zone? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Hillside Overlay, there will be cross hatch marks on your property |
| Is property (2) located in the Historic District? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Deuel Creek Historic District, there will be dots on your property if you are |
| Is property (2) part of a Planned Development Overlay or Planned Unit Development? | Yes, No |
| If yes, please provide the Name and year | |
| Is property (2) part of a Community Development Authority? | Yes, No |
| If yes, please provide the Name and year | |
| Are the parcels part of a planned center? | Yes, No ( Explanation: Planned Center definition per CZC 12. 12 Planned Center: A development comprised of mixed uses where landscaping, parking and other improvements are provided in a comprehensive and integrated fashion pursuant to a conditional use permit.) |
| Do the parcels contain lands which are reserved in private ownership for community use, including common areas | If yes, please submit the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas |
| Simple Qualifying factors | |
| Does the Boundary adjustment affect a public right-of-way, municipal utility easement, or other public property? | Yes, No<br><br>If yes, then a Full Boundary Line Adjustment is needed. Be prepared to provide the name and address of each owner of record of land that is adjacent to the public street, right-of-way, or easement, or accessed exclusively by or within 300 feet of the public street, right-of-way, or easement, and the signature of each owner under who consents to the vacation. |

| | |
|---|---|
| Does the Boundary adjustment affect an existing easement, onsite wastewater system, or internal lot restriction? | Yes, No<br><br>If yes, then a Full Boundary Line Adjustment is needed. |
| Does the Boundary adjustment create a lot or parcel that does not conform to the city zoning code regulations? | Yes, No<br><br>If yes, then you will need to contact the Community Development Department before proceeding. And will need a Full Boundary Line Adjustment |
| Simple | |
| Checklist | |
| Current Survey | Please upload the current survey with all the items required in CMC Municipal Code **15.09.140** |
| Proposed Survey | Please upload the proposed survey with all the items required in CMC Municipal Code **15.09.140** |
| Current Legal Description of Parcels with associated parcel numbers | |
| Proposed Legal Description of Parcels with associated parcel numbers | |

Simple Boundary Line Adjustment  Workflow

| A: applicant | P: planner (Syd) | E: Eco. Dev. Director (Mike) | CA: City Attorney | R: City Recorder | |
|---|---|---|---|---|---|

A: Applies

A: Pays Fees

P: Get notified

P: Review materials that A submitted and create checklist

P: Communicates with A if additional items are needed

A: Gets P Additional items needed/ updates

P: Creates staff report

P: Compiles file folder for exhibits

P: Emails E staff report and exhibits

E: Reviews staff report, exhibit, and makes edits if necessary

E: Emails CA for compliance review and makes update request if necessary

E: Writes Notice of Approval letter is emailed to A, CA, and R

A: File and records a conveyance of title reflecting the approved changed with the Davis County Recorder’s Office

CENTERVILLE
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# CENTERVILLE CITY BOUNDARY LINE ADJUSTMENT FULL CHECKLIST

## Boundary Line Adjustment Full – Completeness Checklist

The following application, information, fees, and documentation is required for a Boundary Line Adjustment Full application completeness review. Upon review, the Zoning Administrator can request the Boundary line Adjustment require more than a survey and become a formalized Plat. If the Zoning Administrator requires a plat be recorded, the plat must meet the city Details and Drawlings along with the requirements for a plat found in City Municipal Code, Chapter 15.

**Project Name:**
**Date:**
TRACKING HISTORY:
Application Submitted:
Completeness Checklist DRC Meeting (1):
Completeness Checklist DRC Meeting (2)

✓ ? X –

| Application Requirement | Code Reference | Department | Comments | |
|---|---|---|---|---|
| Complete Online Application Form | 15.09.140 | Planning | | |
| Application Fees | 20.030 Boundary Adjustments | Planning | | |
| Conveyance of Title Documents | 15.09.140 | Legal | Utah State Code § 57-1-45.5 | |
| List of current owners of each property as indicated by current records of the Davis County Recorder's Office. | 15.09.140 | Planning | | |
| Signed Property Owner Affidavit from each property owner | 15.09.140 | Planning/ Legal | | |
| Provide a Statement describing the proposed changes and why the changes are taking place. | 15.09.140 | Planning | | |
| Current Legal description of both parcels. | 15.09.140 | Legal | | |
| Proposed legal description of both parcels. | 15.09.140 | Legal | | |
| Copies of any agreements with adjacent property owners relevant to the proposed boundary line adjustment. | 15.09.140 | Legal | | |
| **Survey will include the following:** | | | | |
| One (1) electronic copy of a survey | 15.09.140 | Planning | | |
| Stamp of licensed land surveyor or professional engineer | 15.09.140 | Planning | | |

**Commented [SD1]:** Utah Code Section 57-1-45.5

| | | | | |
|---|---|---|---|---|
| The name and addresses of the engineer or surveyor for contacting purposes. | | Planning | | |
| Survey tie to the State grid or other permanent established marker in Davis County. | 15.09.140 | Engineering | | |
| All affected lots or parcels | 15.09.140 | Planning | | |
| The proposed location of the new lot or parcel line | 15.09.140 | Planning | | |
| The size of the two lots before and after the exchange | 15.09.140 | Planning/ Engineering | | |
| The frontage calculations for the two lots before and after the exchange of title | 15.09.140 | Planning/ Engineering | | |
| The location of existing buildings, structures, improvements, or any other physical feature on the lots or parcels | 15.09.140 | Planning | | |
| Any existing easements, driveways, utilities and infrastructure improvements | 15.09.140 | Planning/ Public Works | | |
| **Plat will include the following:** | | | | |
| Printed on tracing linen with the outside or trim line dimensions of 19" by 30" and the border line of the plat shall be drawn in heavy lines leaving a space of at least 1.5" on the left side and at least 0.5" margin on the other sides | 15.004.030 | City Recorder | | |
| Markings shall be made on the tracing linen, mylar, or comparable material, with approved waterproof black ink | 15.04.030 | City Recorder | | |
| Signature block for:<br>□ authorized parties<br>□ property owners<br>□ lienholders | 15.04.030 | Planning/Legal | | |
| Blocks for signature:<br>□ Community Development Director<br>□ City Engineer<br>□ City Attorney<br>□ Mayoral Approval (a signature line for the Mayor and an attestation by the City Recorder)<br>□ Davis County Recorder in the lower right corner | 15.04.030 | Planning/Legal | | |
| Owners dedication certificate and signature line for each property owner of record and significant lienholders | 15.04.030 | Legal | | |
| Notary public's acknowledgment for each signature on the plat | 15.04.030 | Legal | | |
| Certification of the accuracy of the plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah. ( Registered land surveyor's "Certificate of Survey") | 15.04.030 | Planning/ Engineering | | |

| | | | | |
|---|---|---|---|---|
| The location and dimensions to the nearest existing bench mark or monument, and section line. | 15.04.030 | Engineering | | |
| A correct metes and bounds description of all property included within the plat | 15.04.030 | Engineering | | |
| An accurate and complete survey to second order accuracy | 15.04.030 | Engineering | | |
| A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground shall close within a tolerance of one foot to 20,000 feet. | 15.04.030 | Engineering | | |
| The boundary lines of all lots tied to public survey monuments in the project showing:<br>- Bearings<br>- Distances<br>- Dimensions<br>- Square footage<br>- Orientation<br>- Topography<br>(lines shall be slightly heavier than street and lot lines) | 15.04.030 | Engineering | | |
| Depiction of the survey mathematical information( bearing and distances), and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines:<br>- straight lines<br>- central angle<br>- radius and arc length of curves | 15.04.030 | Engineering | | |
| Depiction of the calculated Davis County coordinates for all property corners and monuments within the plat | 15.04.030 | Engineering | | |
| Lot and boundary closure calculated to the nearest 100th of a foot. | 15.04.030 | Engineering | | |
| Public dedicated lots, blocks, and parcels are delineated and designated with dimensions, boundaries and courses clearly shown and defined. A plat note describing the ownership and maintenance responsibilities. | 15.04.030 | Engineering | | |
| Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat with dedication and ownership designation. A plat note describing the ownership and maintenance responsibilities. | 15.04.030 | Engineering/ Planning | | |
| Square footage of each lot and parcel | 15.04.030 | Planning | | |
| Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions. | 15.04.030 | Engineering | | |

| | | | | |
|---|---|---|---|---|
| Depiction of all the side lines **proposed** easements of record by fine dashed lines, clearly labeled, have widths depicted, and sufficient ties thereto to definitely locate the same with respect to the plat as shown on the title report | 15.04.030 | Engineering | | |
| Depiction of all the side lines of all **existing** easements of record by fine dashed lines, clearly labeled, have widths depicted, and sufficient ties thereto to definitely locate the same with respect to the plat as shown on the title report | 15.04.030 | Engineering | | |
| Depiction of all stakes, monuments and other evidence indicating the boundaries of the plat as found on the site ( Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements, shall be replaced) | 15.04.030 | Engineering | | |
| Depiction of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties | 15.04.030 | Engineering | | |
| All right of way monuments at angle points and intersections as approved by the City Engineer | 15.04.030 | Engineering | | |

If a Full Boundary Line Adjustment approved by the Zoning Administrator, a notice of approval acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall state:

1. The land use authority is not responsible for any error related to the boundary adjustment , as set forth in Utah Code § 10-20-906;
2. Davis County may record the boundary adjustment, as set forth in Utah Code § 10-20-906;
3. Whom each owner included in the exchange;
4. The descriptions of both the original parcels and the parcels created by the exchange of title;
5. Acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq; and
6. Be from the City Zoning Administrator;

A notice of approval recorded under this Section does not act as a conveyance of title to real property. If a boundary line adjustment is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved changed with the Davis County Recorder's Office.

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| Contact Information | |
|---|---|
| Applicant | Name, Email, Phone, Preferred form of contact |
| Preferred form of contact | Phone, Email |
| Property Owner(s) | Name, Email, Phone, Preferred form of contact |
| Preferred form of contact | Phone, Email |
| Engineer | Name, Email, Phone |
| Surveyor | Name, Email, Phone |
| Project manager | Name, Email, Phone |
| Property Owner Authorization | |
| Signature from all property owners | Print Notary form here: |
| Title Report for the Properties | A title repot (preliminary title report) is a research document prepared by a title company that list the current legal owners, property description, and any recorded liens, easements, or encumbrances. |
| Warranty Deed | A warranty deed is a legal document used to transfer ownership (title) of real estate from one party (the grantor) to another (the grantee). It guarantees that the seller holds clear title to the property and has the legal right to sell it. |
| Any agreements with adjacent property owners? | Yes, No |
| If yes, please explain | Submittal Needed |
| Property Information | |
| | Insert zoning Map link<br><br>Explanation: To find the following information Please visit the Cities interactive Zoning Map. In the search bar inter your address, click on the parcel and the following information will be available. |
| Project Address (1) | |
| Parcel Number | |
| Acreage | |
| Zoning | Agriculture-Low (A-L), Commercial-High (C-H), Commercial-Medium (C-M), Commercial-Very High (C-VH), Florentine Villa Special District, Industrial-High (I-H), Industrial-Very High (I-VH), Public Facility -Medium( PF-M), Public Facility -Very High (PF-VH), Public Facility-High (PF-H), Public Facility-Low( PF-L), Residential-High (R-H), Residential-Very High(R-VH), Residential-Medium (RH-M), Residential-Low (R-L), Shorelands Commerce Park |
| Is property ( 1) located in the Hillside Overlay Zone? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Hillside Overlay, there will be cross hatch marks on your property |

| | |
|---|---|
| Is property ( 1) located in the Historic District? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Deuel Creek Historic District, there will be dots on your property if you are |
| Is property ( 1) part of a Planned Development Overlay or Planned Unit Development? | Yes, No |
| If yes, please provide the Name and year | |
| Is property ( 1) part of a Community Development Authority? | Yes, No |
| If yes, please provide the Name and year | |
| Project Address (2) | |
| Parcel Number | |
| Acreage | |
| Zoning | Agriculture-Low (A-L), Commercial-High (C-H), Commercial-Medium (C-M), Commercial-Very High (C-VH), Florentine Villa Special District, Industrial-High (I-H), Industrial-Very High (I-VH), Public Facility -Medium( PF-M), Public Facility -Very High (PF-VH), Public Facility-High (PF-H), Public Facility-Low( PF-L), Residential-High (R-H), Residential-Very High(R-VH), Residential-Medium (RH-M), Residential-Low (R-L), Shorelands Commerce Park |
| Is property (2) located in the Hillside Overlay Zone? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Hillside Overlay, there will be cross hatch marks on your property |
| Is property (2) located in the Historic District? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Deuel Creek Historic District, there will be dots on your property if you are |
| Is property (2) part of a Planned Development Overlay or Planned Unit Development? | Yes, No |
| If yes, please provide the Name and year | |
| Is property (2) part of a Community Development Authority? | Yes, No |
| If yes, please provide the Name and year | |
| Are the parcels part of a planned center? | Yes, No ( Explanation: Planned Center definition per CZC 12. 12 Planned Center: A development comprised of mixed uses where landscaping, parking and other improvements are provided in a comprehensive and integrated fashion pursuant to a conditional use permit.) |
| Do the parcels contain lands which are reserved in private ownership for community use, including common areas | If yes, please submit the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas |
| Project Address (3) | |
| Parcel Number | |
| Acreage | |

| | |
|---|---|
| Zoning | Agriculture-Low (A-L), Commercial-High (C-H), Commercial-Medium (C-M), Commercial-Very High (C-VH), Florentine Villa Special District, Industrial-High (I-H), Industrial-Very High (I-VH), Public Facility -Medium( PF-M), Public Facility -Very High (PF-VH), Public Facility-High (PF-H), Public Facility-Low( PF-L), Residential-High (R-H), Residential-Very High(R-VH), Residential-Medium (RH-M), Residential-Low (R-L), Shorelands Commerce Park |
| Is property (3) located in the Hillside Overlay Zone? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Hillside Overlay, there will be cross hatch marks on your property |
| Is property (3) located in the Historic District? | Yes, No Use the city Zoning Map: https://experience.arcgis.com/experience/e89f86d44a1843fa8d9dd580208e3542/ make sure to check Zoning- Deuel Creek Historic District, there will be dots on your property if you are |
| Is property (3) part of a Planned Development Overlay or Planned Unit Development? | Yes, No |
| If yes, please provide the Name and year | |
| Is property (3) part of a Community Development Authority? | Yes, No |
| If yes, please provide the Name and year | |
| Are the parcels part of a planned center? | Yes, No ( Explanation: Planned Center definition per CZC 12. 12 Planned Center: A development comprised of mixed uses where landscaping, parking and other improvements are provided in a comprehensive and integrated fashion pursuant to a conditional use permit.) |
| Do the parcels contain lands which are reserved in private ownership for community use, including common areas | If yes, please submit the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas |
| Full Qualifying factors | |
| Does the Boundary adjustment affect a public right-of-way, municipal utility easement, or other public property? | Yes, No<br><br>If yes, please provide the name and address of each owner of record of land that is Adjacent to the public street, right-of-way, or easement, or accessed exclusively by or within 300 feet of the public street, right-of-way, or easement, and the signature of each owner under who consents to the vacation. |
| Does the Boundary adjustment affect an existing easement, onsite wastewater system, or internal lot restriction? | Yes, No<br><br>If yes, please provide a description of the affected easement, onsite wastewater system, or internal lot restriction, including the location, purpose, and any proposed changes resulting from the Boundary Adjustment. Provide any supporting documentation, approvals, or owner consent required for the modification. |
| Does the Boundary adjustment create a lot or parcel that does not conform to the city zoning code regulations? | Yes, No<br><br>If yes, then you will need to contact the Community Development Department before proceeding. And will need a Full Boundary Line Adjustment |
| Simple | |
| Checklist | |

| | |
|---|---|
| Current Survey | Please upload the current survey with all the items required in CMC Municipal Code **15.09.140** |
| Proposed Survey | Please upload the proposed survey with all the items required in CMC Municipal Code **15.09.140** |
| Current Legal Description of Parcels with associated parcel numbers | |
| Proposed Legal Description of Parcels with associated parcel numbers | |

Full Boundary Line Adjustment  Workflow

| A: applicant | P: planner (Syd) | E: Eco. Dev. Director (Mike) | CA: City Attorney | PW:Public Works Director | CE: City Engineer | R: City Recorder | |
|---|---|---|---|---|---|---|---|

A: Applies

A: Pays Fees

P: Get notified

P: Review materials that A submitted and create checklist

P: Adds item to DRC Agenda

P: Compiles file folder for exhibits

P: Sets comment due date 2 weeks out

**DRC MEETING**

P: Communicates with A if additional items are needed from E, CA, PW, CE

A: Gets P Additional items needed/ updates

** Process repeats until staff is satisfied with BLA**

P: Creates staff report

P: Compiles file folder for exhibits

P: Emails E staff report and exhibits

E: Reviews staff report, exhibit, and makes edits if necessary

E: Writes Notice of Approval letter is emailed to A, CA, and R

A: File and records a conveyance of title reflecting the approved changed with the Davis County Recorder’s Office

CENTERVILLE

# PLANNING COMMISSION

## Staff Report
**7/8/2026**

**Item No**. 1.
**Title:** Community Development Director's Report
**Initiated By:**
**Staff Representative:**

**SUBJECT:**

**RECOMMENDATION:**

**BACKGROUND:**

**ATTACHMENTS:**

CENTERVILLE

# PLANNING COMMISSION

## Staff Report
**7/8/2026**

**Item No**. 1.
**Title:** Minutes Review and Approval - June 10, 2026
**Initiated By:** Jennifer Robison, City Recorder
**Staff Representative:**

**SUBJECT:**

Consideration of Planning Commission meeting minutes from June 10, 2026.

**RECOMMENDATION:**

**BACKGROUND:**

**ATTACHMENTS:**

1. 06-10-26 PC DRAFT [Final]

**PLANNING COMMISSION MINUTES OF MEETING**
**Wednesday, June 10, 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**
LaRae Patterson, Vice Chair
Paul Mendenhall
Gary Woodward
Layne Jenkins

**MEMBERS ABSENT**
Mason Kjar, Chair
Amanda Jorgensen
Michael Adamson

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

**LEGISLATIVE THOUGHT/PRAYER** Vice Chair Patterson

**PLEDGE OF ALLEGIANCE**

**PLANNING COMMISSION TRAINING – INCLUDES LAND USE AND OTHER POTENTIAL ANNUAL TRAINING**

*Land-Use Training*

Community Development Director Mike Eggett conducted the Planning Commission's annual land use training, focusing on subdivision regulation. He reviewed key concepts including the purpose and history of subdivision regulation, subdivision design standards, required public improvements, street classifications, lot design, impact fees, and the role of subdivision review in protecting both community interests and future property owners. Commissioners discussed issues such as future connectivity, utility planning, and the limitations on requiring community amenities that could constitute an unlawful taking. Mr. Eggett also outlined Centerville's subdivision review process, including concept plans, preliminary and final subdivision approvals, subdivision amendments, and bonding requirements.

Mr. Eggett emphasized the Planning Commission's role in reviewing preliminary subdivisions and serving as an additional layer of oversight alongside the Development Review Committee. He explained that subdivision regulations must remain within the City's police powers and avoid exclusionary practices, while balancing community goals, infrastructure needs, and property rights. He also reviewed development-related fees, performance securities, and impact fees required prior to plat recordation.

*Conflict of Interest Training*

City Attorney Lisa Romney presented annual conflict of interest training under the Utah Municipal Ethics Act. She reviewed prohibited conduct, disclosure requirements, gift restrictions, and recusal procedures, emphasizing the importance of transparency and avoiding even the appearance of impropriety. Commissioners were encouraged to consult with the City Attorney

regarding potential conflicts before meetings, and were reminded that annual conflict disclosure forms are required each January. Ms. Romney noted that ethics violations can carry significant legal consequences, including removal from office and criminal penalties.

## COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported that the City Council recently adopted an interim budget and will hold a Truth in Taxation hearing on August 25, preceded by a public open house. He noted that the final budget will be adopted following completion of the Truth in Taxation process.

Mr. Eggett also reported that the City Council is expected to discuss the schedule and review process for the General Plan at its next meeting. Ms. Romney noted that recent budget-related obligations stemming from state law changes have occupied much of the Council's attention, but that the Council is now prepared to focus on the General Plan and will determine how it wishes to conduct its review, whether through work sessions or a more structured chapter-by-chapter approach.

## MINUTES REVIEW AND APPROVAL

Minutes of the May 13, 2026 Planning Commission meeting were reviewed. Commissioner Jenkins **moved** to approve the minutes. Commissioner Woodward seconded the motion, which passed unanimously (4-0).

## ADJOURNMENT

At 8:10 p.m., Commissioner Woodward **moved** to adjourn the meeting. Commissioner Jenkins seconded the motion, which passed unanimously (4-0).

_____ _____
Jennifer Robison, City Recorder Date Approved