

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON FEBRUARY 12, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Mason Kjar, Commissioner

D. COMMISSION BUSINESS

1. Lot 1, Legacy Lands - Final Site Plan - Administrative Decision
An Office/Warehouse Use in the Shorelands Commerce Park
2. Shorelands Commerce Park - Residential Component - Discussion
A review of current policy and code regarding the Shorelands Commerce Park-Mixed Node of the West Centerville Plan
3. South Main Street Corridor Plan Update - Next Steps
This is a follow-up discussion from the Joint Work Session with the City Council. The Planning Commission will discuss possible next steps
4. Community Development Director's Report

Planning Commission Update:

- *Next Regular Meeting is February 26th*
- *No Scheduled Items - Staff is requesting a Meeting Cancellation to Attend the Utah Chapter Planning Spring Conference in Moab, Utah (Traveling Wednesday Afternoon and Conference is Thurs/Fri.)*

Planning Commission Goal Update:

- *Staff Seeking Direction for South Main Street Corridor Plan - See Memo as part of this Agenda*

City Council Update:

- *Nothing to Report*

E. MINUTES REVIEW AND ACCEPTANCE

January 22, 2020

February 4, 2020 Joint Work Session

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report 2/12/2020

Item No. 1.

Short Title: Lot 1, Legacy Lands - Final Site Plan - Administrative Decision

Initiated By:

Scheduled Time:

SUBJECT

An Office/Warehouse Use in the Shorelands Commerce Park

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 02-12-2020 PC Staff Report Final Site Plan Lot 1, Legacy Lands Subdivision
- ▢ Final Site Plan Submittal Lot 1 Legacy Lands Subdivision
- ▢ Lot 1 Legacy Lands Building Elevations
- ▢ Lot 1 Legacy Lands Design Pattern Book

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: **JEFF COOK**
 1235 NORTH 1300 WEST
 CENTERVILLE, UTAH 84014
 (jeffcookbuilders@gmail.com)

OWNER: **LEGACY LANDS INVESTMENT**
 1235 NORTH 1300 WEST
 CENTERVILLE, UTAH 84014

PROPERTY: **LOT 1 – LEGACY LANDS SUBDIVISION**

ACREAGE: **0.79 ACRES**

ZONING: **SHORELANDS COMMERCE PARK (SCP) DISTRICT**

APPLICATION: **FINAL SITE PLAN APPROVAL, *WITH...***
 OPTIONAL CONSIDERATION FOR A WAIVER OF STRICT
 COMPLIANCE FOR LANDSCAPING

STAFF RECOMMENDATION: CONSIDER APPROVAL OF FINAL SITE PLAN

BACKGROUND

The applicant/owners have recently met with City's Development Review Committee (*DRC*) to review the Final Site Plan Application and related submittals to develop Lot 1 of the Legacy Lands Subdivision. The proposal is to construct one (1) multi-tenant or flex-space style building (*two-story or 10,800 sq. ft.*) and the associated parking and landscaping elements.

The SCP District regulations envision a context sensitive design in the development pattern reflective of the Legacy Parkway Design and the shoreland environment of the Great Salt Lake. This conceptual review will summarize the applicable layout and design with regards to the development plan's potential compliance with the required SCP Zone standards.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

On December 11, 2019, the Centerville City Planning Commission voted to **ACCEPT** the Conceptual Site Plan for Lot 1 of the Legacy Lands Subdivision, subject to the following directives:

1. The applicant shall come forward with a final site plan fully compliant with Shorelands Commerce Park Zoning Regulations, with particular attention to landscaping and parking regulations, and shall submit a parking plan that has been reviewed by Staff.
2. The applicant shall comply with all items listed in the December 11, 2019 Staff Report.
3. The design plan shall incorporate bold gestures.

RE-REVIEW OF THE STAFF REPORT ITEMS

The proposal development application consists of a conceptual site plan acceptance (see CZC 12.21.110, *Site Plan Review*) for a site within the Shorelands Commerce Park (SCP) District (see CZC 12.47, *SCP Regulations* & CZC 12.68, *SCP Design Standards*).

- a. SCP Zone Design Pattern book (12.47.100) – The SCP District requires the submittal of a “Design Pattern Book” with any conceptual plan acceptance. Upon acceptance of the Design Pattern Book, the final site plan submittal must comply with the design elements of the book. The applicant’s Design Pattern Book submittal has been attached with this report. However, below is a brief overview of the applicant’s submittal:
 - i. Tilt-Up Construction – Describes the tilt-up selected tilt-up product. However, it now adequately addresses the expected specific architectural design elements of the SCP Zone.
 - ii. Wall Colors – Primary exterior colors will now use one gray shade known as “Summit Grey,” which is allowed by the Shorelands color primary palette, but now calls out the use of a secondary color of “Natural Cedar” and addresses the expected “bold gestures” in the building design.
 - iii. Wall Texture – The meaning and purpose of the provided “cut-sheet” is a bit ambiguous regarding the specific design of the proposed building.
 - iv. Landscape Design – The proposed plant types are listed. However, the selected landscaping design appears to comply with the shoreland design expectations of the SCP Zone – see landscaping comments later in this report.

Staff Comments – The submitted design pattern book is complete and addresses the following requirements:

- ✓ How all six shoreland design principles found in CZC 12.68.040 are to be integrated into the design of the development.
 - ✓ Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, and related entryway features and/or amenities. NOTE: the proposed landscaping design does appear to be consistent with the design standards described in CZC 12.68.050.
 - ✓ Written descriptions and graphic illustrations outlining existing or proposed on-site and off-site utilities services, storm drainage facilities, and subdrain systems including a storm drainage plan designating how storm water drainage for an event with a 10-year return interval will be handled
- b. Regulations of General Applicability (12-47-140) – The following items are applicable for this project:
 - i. Existing Conditions:

1. **Streams & Floodplains** – the project is located in the 100 floodplains (*Zone X*) requiring that the floor area of each building be located at least one-foot above flood level.
2. **Wetlands** – there are no known wetlands present on this development site.

Staff Comments – It appears that the conceptual site plan layout and design can accommodate mitigating these requirements.

- ii. *Landscaping & Screening* – The SCP regulations will alter some of these provisions of this section, particularly when it comes to the use of trees. However, the items applicable for this section are as follows:

1. **Irrigation & Maintenance** – The final site plan will need to address how the SCP required landscaping will be properly irrigated and maintained.
2. **Foundation Landscaping** – The conceptual site plan depicts areas for foundation plantings along all facades facing a public street.
3. **On-site Requirement** – The conceptual plan indicates that landscaping area does meet the SCP expectation of 30% open space. But it slightly exceeds the hardscape allowances by about 5%. However, the site fronts a slightly excessive “park strip area” that could resolve the expected allowances - *See suggested Landscaping Waiver below*
4. **Parking Lot Requirement** – Although landscaping is depicted, the conceptual site plan provides the expected amount of internal parking lot landscaping, which is a 5% minimum.
5. **Screening Requirements** – This requirement has been addressed on the conceptual plan submittal, which requires all trash receptacles, outdoor storage areas, service/loading areas, and roof mounted utility equipment must be screened from public view.

Staff Comments – It appears the conceptual site plan is substantially complete regarding these design elements required by the SCP Zone, with the exception of whether to allow a landscaping waiver.

- iii. *Off-Street Parking* – The conceptual plan specifies the proposed uses for the site are:

1. **Office & Warehouse** – the site plan depicts 45 parking stalls, which exceeds the required 38 parking stalls.

Staff Comments – The parking schedule requires 34 parking stalls per the office space and four (4) parking stalls per the warehouse space.

- c. *Development Standards (CZC Table 12.47.1)* – From staff’s review, the site plan appears to comply with the setbacks listed. However, in the SCP Zone the maximum impervious coverage of a site is 70%. According to the submitted plan, it slightly exceeds the hardscape allowances by about 5%. However, the site fronts a slightly excessive “park

strip area” that could resolve the expected allowances - *See suggested Landscaping Waiver below*

- d. SCP Design Standards (12-68-050) – The conceptual site plan depicts office/warehouse uses and must comply with the following design standards:

✓ Industrial Building Architecture (8 specific essentials):

1. The primary focus for this site will be oriented to 1300 West and not the Legacy Parkway or Preserve. All loading, service, and storage areas appear to be located behind the primary building.
2. The textural use of tilt-up concrete with an imprinted wood appearing elements is compatible with the site’s environment.
3. The front façade is adequately articulated with changes in roof heights and use of windows, and metal canopies. The other north and south facades articulation elements are windows and metal canopies (*a 50% reduction can be approved*).
4. The concept elevations depict use of drop canopies for second-story appearing areas, which is appropriate. However, the building design lacks the tiering elements of 22 feet or less. This requirement could be incorporated using a roof element between the windows over the center court or at each entryway.
5. The UDOT sheds, located to the south, and the Pastures Development, located to the east are the only proximal developments at this time. Although the design is different, the proposed design for this development could be compatible.
6. The proposed building elevations depict windows, canopies, and entry elements and are compatible with this standard. The first floor 40% fenestration and the second level needs 30% fenestration amounts (*window to wall ratio*) are adequately provided.
7. The use of concrete tilt-up panels is not a listed building material. However, the language does state “other similar appearing materials.” Thus, staff believes use of “stamped” designs imprinted on the wall faces would be a “similar appearance.” The front façade provides the expected “bold gestures” anticipated by the design standards and are also extended through the site. These bold gestures are pillar and bollard lighting fixtures.
8. The design plan indicates the colors to match the SCP color palette, which does depict the allowance of “gray” and “natural cedar” hues and tones.

✓ Grading & Drainage (4 specific essentials):

1. The site may require some additional fill to meet the floodplain elevation regulations. This will need to be verified at Final Site Plan submittal by the City Engineer or Drainage Utility Manager.
2. The conceptual plan appears to comply with minimizing the use of retaining and terracing.
3. The conceptual site plan depicts the using natural drainage patterns using swales and basins as part of the stormwater management system – see Guidelines Section later in the report.
4. A temporary erosion control plan has been submitted with the Final Site Plan review by the City Engineer and Drainage Utility Manager. To date, it has not been officially accepted by either entity.

✓ Landscaping (10 specific essentials):

Staff Comments: From staff's review, the landscaping concepts presented appear to be consistent with the Shorelands Commerce Park design expectations. Due to the lack of secondary water service, it is expected that a landscape plan for the SCP Zone to be designed using greater emphasis for drought tolerant species, the greater use of native and local climate plants, minimal use of trees, and other potential design fundamentals that are consistent with the Shorelands Environment (*upland style*) theme.

✓ Off-Street Parking (8 essential elements):

1. A basic segmented design is proposed. As indicated earlier, the parking complies with the parking count requirements.
2. The visual buffering of the parking area with the street frontages complies with the landscape design expectations through use of grass species plantings.
3. The equaling of pedestrian circulation with the parking areas has been addressed internally or externally.
4. The coloring and/or texturing for the parking areas has been addressed through the use of the pedestrian pathways and use strategically placed textured concrete.
5. The parking area layout and segments have the required entry features.
6. Accesses have been minimized, as desired through the use of the shared private roadway system for the entire development.
7. The traffic pattern design appears appropriate for the site.
8. The access, parking design, and count meet the minimum regulations. The original subdivision created a common access to be used by all lots. The plans depict the future connections to adjacent lots.

✓ Fences and Walls (5 elements):

The use of fencing appears to be limited, that the site is located adjacent to the UDOT facility to the south. The fencing appears to be constructed by the State and additional fencing is not being proposed.

✓ Outdoor Lighting (7 elements):

The use of outdoor lighting will be limited to the bold gestures pillar and bollard lighting scheme. No other outdoor lighting is anticipated or proposed by the applicant.

✓ Signing (6 elements):

The use of signing has NOT been addressed with the submitted plans.

- e. SCP Design Guidelines (12-68-060) – It is staff's belief that the following guidelines are applicable for this project:

Viewshed Protection

GUIDELINE 4 - All service areas and back lot uses, such as loading docks, dumpsters,

storage areas located within or behind the main buildings and properly screened, as expected by the regulations.

GUIDELINE 5 - Land uses needing areas for storage, equipment parking, or other such activities, are planned to be located within the Main building.

Open Space & Critical Lands

GUIDELINE 2 - All development proposal incorporates a discernable building entry plaza and pedestrian pathway feature. Such areas may be open spaces or neighborhood squares that contain landscaping, decorative features or art, or other such public gathering space amenities.

GUIDELINE 3 - The plans depict three feature area that include an entrance plaza, an employee gathering space along the north elevation, and a pedestrian pathway leads to the public street for access to the area trails.

Parking Lot Surfacing

GUIDELINE 2 - A shared driveway has been incorporated into the site and building layout, including consideration of development on adjacent sites. Driveways should be limited to 25 feet (residential) and 30 feet (commercial/industrial) in width. The driveway and parking area surfaces are being sloped or crowned in a manner to evenly drain (not erode) on to adjacent vegetative areas (not onto public streets) where the runoff will infiltrate or travel via sheet flow.

GUIDELINE 3 - The primary roadway and parking lot design style is to be an open-section or "country drainage" flanked by filter strips, swales, rain gardens (shallow landscaped depressions). However, low back curbs are deemed necessary by the City Engineer and will comply with the designed approved in the original subdivision.

GUIDELINE 4 - Clear zone and shoulder grading are being provided, as per the original subdivision approval and associated city requirements that have been modified to meet the intent of the SCP Design expectations.

PLANNING STAFF RECOMMENDATION FOR FINAL SITE PLAN APPROVAL

The planning staff believes that the proposed Final Site Plan for "Lot 1 of Legacy Lands" substantially addresses the layout and design expectations of the SCP Zone and with recommended conditions of approval would be in in compliance with the expected standards. Therefore, staff recommends the following:

[MOTION TO APPROVE] ***"I hereby make a motion to APPROVE the Final Site Plan for Lot #1 of the Legacy Lands Subdivision, as follows:***

- 1. The site shall be developed in compliance with the submitted application and drawings submitted to the Commission, and as provided to and dated by the City on February 06, 2020.*
- 2. The building design shall be altered in a manner to comply with the tiering elements of 22 feet or less and may be approved by the Staff at the time of Building Permit submittal.*

Any dispute shall be resolved by the Planning Commission prior to issuance of the building permit.

3. *The temporary erosion plan (SWPPP) for developing the site shall be reviewed and approved by the appropriate City personnel, prior to the issuance of the applicable building permit.*
4. *All building and site signing shall comply with the SCP Zone standards and shall approved with the required separate sign permit.*
5. *Options for Condition #5:*
 - a. *The applicant shall alter the plan to meet the maximum allowable hardscape of 25%, OR,*
 - b. *The applicant shall receive an approval for a “wavier of strict compliance” from the Planning Commission.*
6. *In the future, any amendments to this approved Final Site Plan shall comply with the applicable statues for obtaining a “Site Plan Amendment” approval.*

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that the applicant has submitted the expected Design Pattern Book and Final Site Plan submittal that are necessary for review and approval of the development in the SCP Zone.*
- b. *The Planning finds that the applicant has shown how the property is being developed in substantial compliance with the applicable development standards and design guidelines of the SCP Zone.*
- c. *The Planning Commission finds that with the “Conditions of Approval” the site will be in compliance with all the applicable standards and guidelines of the SCP Zone.”*

FYI - THE APPLICANT HAS THE CHOICE WHETHER TO PROCEED WITH THIS PROPOSED WAVIER OPTION. IF SO, THEN CONTINUE WITH THE DISCUSSION BELOW:

REVIEW OF WAIVER OF STRICT COMPLIANCE – LANDSCAPING (CZC 12.51.050)

Considering the recent suggestions and actions taken by the Planning Commission, the staff is signifying in this report that there is a potential solution for the landscaping matter mentioned above for exceeding the on-site “Hardscape Limitation of 25%.”

Located along the 1300 West Right-of-Way, a large park strip exists and there are no plans to increase the roadway/pavement width at this location (*verified verbally by the Public Works Director*). 1300 West Street is already too large for its planned design and serves a limited number of parcels and terminates at a cul-de-sac that serves the UDOT sheds and South Davis Sewer District. This park strip contains approximately 1,395 sq. ft. of landscaping that will be installed and maintained by the owner of Lot# 1 and it also functions as part of their site detention system. If it's counted as landscape for the site, it would decrease the hardscape calculation to approximately 17-18%, which is below the maximum allowable amount.

If the Planning Commission is willing to consider the waiver, there are three findings required to consider a waiver of strict compliance. The criteria are as follows:

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

Staff Conclusion – The intent of the SCP Zone is to create open landscaped areas that front local streets (see adjacent developed site across 1300 West), along any public trail system, and along the Legacy Parkway. Staff believes that because the owner will be using and maintaining in a manner consistent with the site front yard area, it accomplishes and does not compromise the SCP design expectations.

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

Staff Conclusion – As indicated earlier, the park strip area serves as needed storm water detention and will not be used for other purposes. Thus, adjacent surrounding properties will not be impacted and even preserved by appropriately control stormwater runoff.

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

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

Staff Conclusion – It is the opinion of staff that 1300 West is larger than needed in its design now and into the future. It will continue to be maintained as a landscaped detention area to manage the needs of stormwater runoff. Therefore, its unreasonable/unnecessary to require additional on-site landscaping to meet the threshold maximum of 25% hardscaping of the SCP Zone for this particular area of City.

PLANNING STAFF RECOMMENDATION FOR WAIVER OF STRICT COMPLIANCE

Suggested Motion for the Landscaping Waiver – “I hereby make motion for the Planning Commission to approve a waiver of the landscaping requirements for Lot 1 of the Legacy Lands Subdivision, subject to the following conditions:

1. This waiver shall be limited to SCP Zone threshold maximum 25% allowable hardscape provisions for Lot 1 and its associated Final Site Plan Approval.
2. As part of Building Permit issuance, the applicant shall provide an accurate measurement of the excess R-O-W landscaping related to Lot 1 fronting 1300 West Street.
3. Provided that the calculated hardscape is equal to or less than 25%, the Planning Commission’s Waiver of Strict Compliance shall be authorized.
4. The Planning Staff is authorized to review and accept the submitted calculations. Any disputes shall return to the Planning Commission for resolution and decision.
5. The Applicant shall pay the applicable application fee for this waiver.

Suggested Reasons for the Action (Findings):

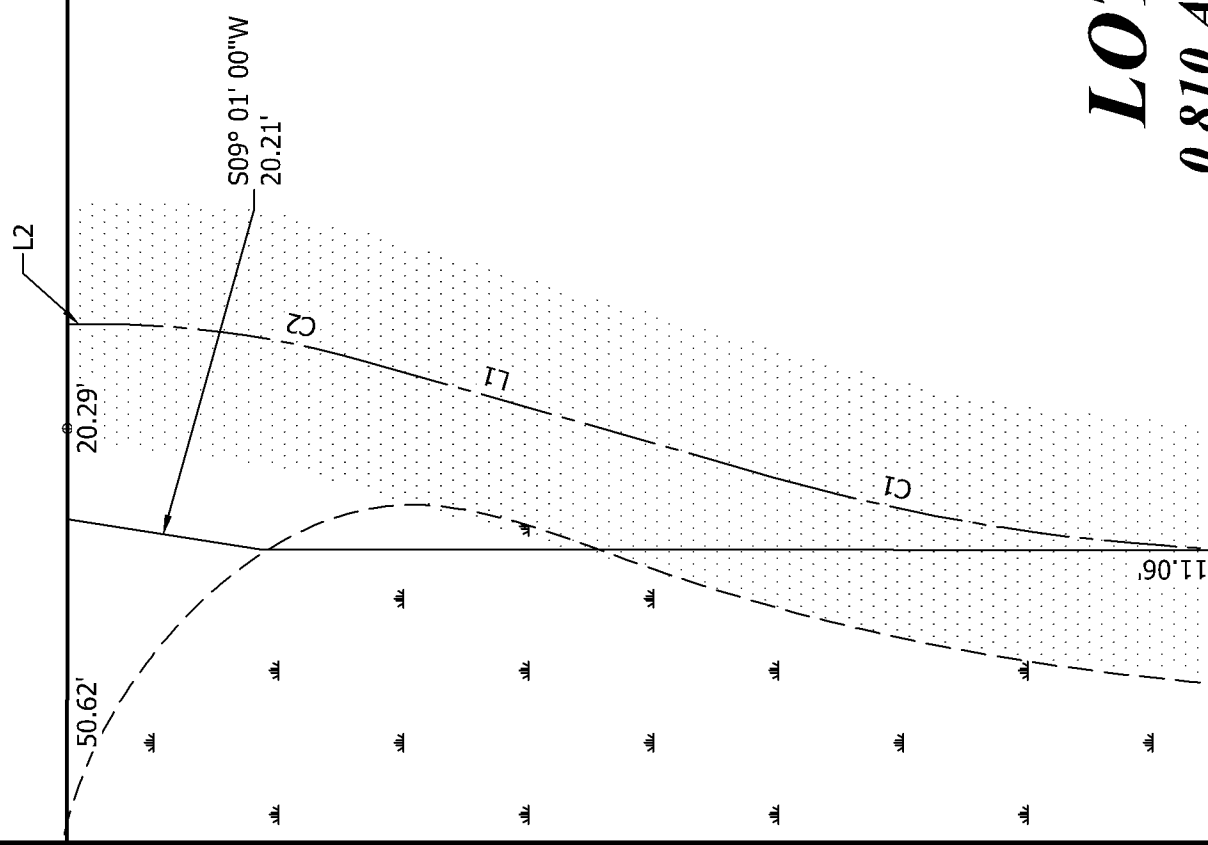
- a. *The Planning Commission finds that the intent of the SCP Zone is to create open landscaped areas that front local streets (see adjacent developed site across 1300 West), along any public trail system, and along the Legacy Parkway.*
- b. *The Planning Commission finds that the excessive park strip area serves as needed storm water detention for Lot 1 and will not be used for other purposes. Thus, adjacent surrounding properties will not be impacted and even preserved by appropriately control stormwater runoff.*
- c. *The Planning Commission finds that 1300 West Street R-O-W is larger than needed in its design now and into the future.*
- d. *Therefore, the Planning Commission finds that its unreasonable/unnecessary to require additional on-site landscaping to meet the threshold maximum of 25% hardscaping of the SCP Zone for this particular area of City.”*

GENERAL NOTES	UTILITY NOTES
- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. - CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3. - ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. - PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. - CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. - UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. - ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. - COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. - ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. - STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. - PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS. - PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. - RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. - HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS. - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.	- ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET BEYOND THE END OF THE MAIN LINE. - ALL CONSTRUCTION SHALL COMPLY WITH LOCAL DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. - LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON DRAWINGS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING LOCATIONS AND DEPTHS, BEFORE ANY NEW UTILITIES ARE INSTALLED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES WILL REMAIN. - CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITIES PRIOR TO PROJECT PROPERTY AND GIVE H&A ENTELLUS NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND LOCATIONS. CONTRACTOR DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES ACROSS PROJECT PROPERTY WHICH MAY CAUSE DAMAGE TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENGINEER DOES NOT TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. - CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH ALL OTHER UTILITIES DRAWINGS WHERE APPLICABLE. - NO GROUNDWATER OR DEBRIS TO BE ALLOWED DURING CONSTRUCTION. THE OPEN END OF ALL EXISTING UTILITIES COVERED AND EFFECTIVELY SEALED AT THE END OF CONSTRUCTION. - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE CLASSIFICATION WITH SUFFICIENT BENCHMARKS, REQUIREMENTS AND RECOMMENDATIONS FOR H&A ENGINEER. - ALL NEW SANITARY SEWER CONSTRUCTION TO BE INSTALLED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS. - ALL SEWER LINES AND LATERALS ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS. - SEWER LATERALS WILL BE INSTALLED AT A MINIMUM OF 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 18" UNLESS OTHERWISE NOTED.

LOT 4
0.810 ACRES

03' 04"E
31.03'

149.77' (LOT)



LOT 4
0.810 ACRES

LOT 5
0.810 ACRES

1275 NORTH ST

L2

29'

149.77' (LOT)

S89° 56' 56"E 50

S09° 01' 00"W
20.21'

C2

L1

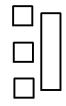
LOT 4

3' 04"E
1.03'

0

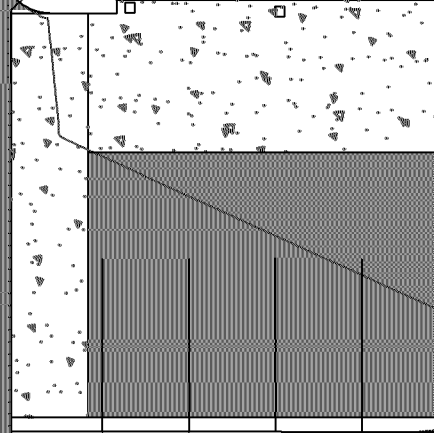
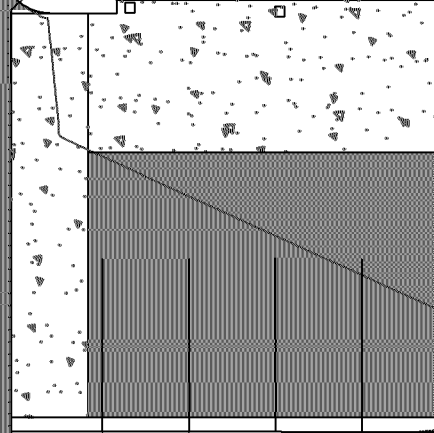
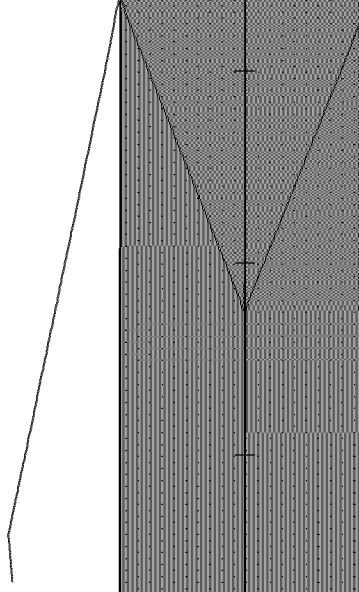
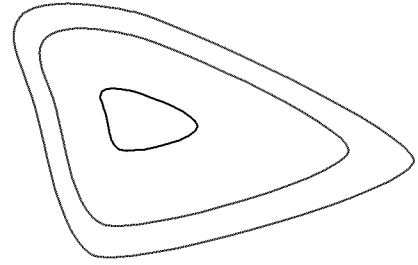
LOT 1

SS LAT



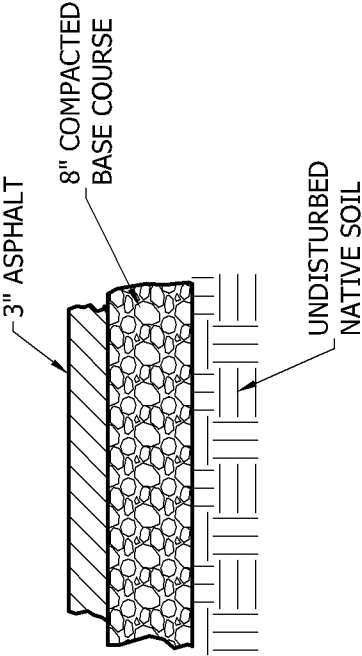
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NOTES

- 1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- 2. PLACE MATERIAL PER APWA SECTION 32 05 10.

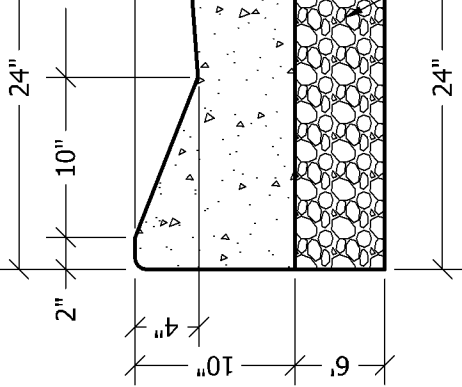


PRIVATE
ASPHALT SECTION

C-1
C400
TYPICAL
N.T.S.

NOTES

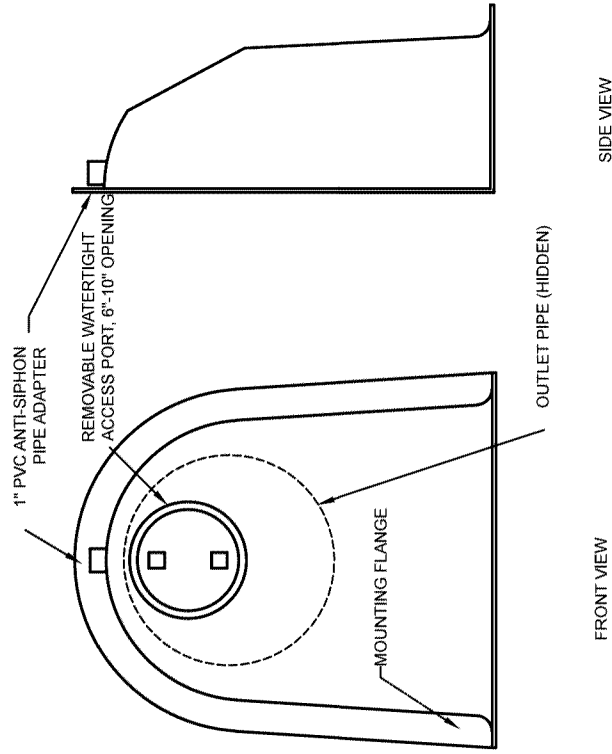
- 1. ROAD BASE IS TO BE COMPACTED PER THE RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- 2. CONCRETE IS TO BE 4,000 PSI TEST.
- 3. CONTROL JOINTS AT 10' INTERVALS.
- 4. BITUMINOUS MATERIAL EXPANSION JOINTS



PRIVATE
24" ROLL

C-2
C400
TYPICAL
N.T.S.

CONFIGURATION DETAIL

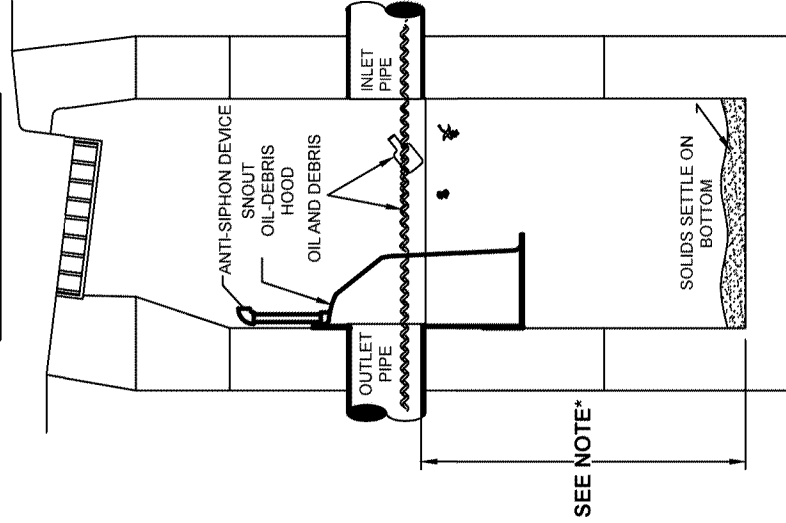


SNOUT OIL-WATER-DEBRIS SEPARATOR

NOTES:

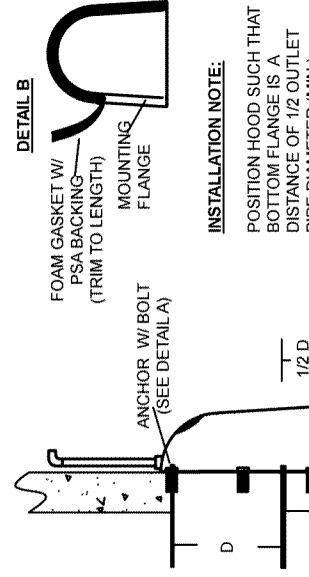
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
9 MATHEWS DRIVE, UNIT A1-A2,
EAST HADDAM, CT 06423
TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
WEB SITE: www.bmpinc.com
OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO

TYPICAL INSTALLATION



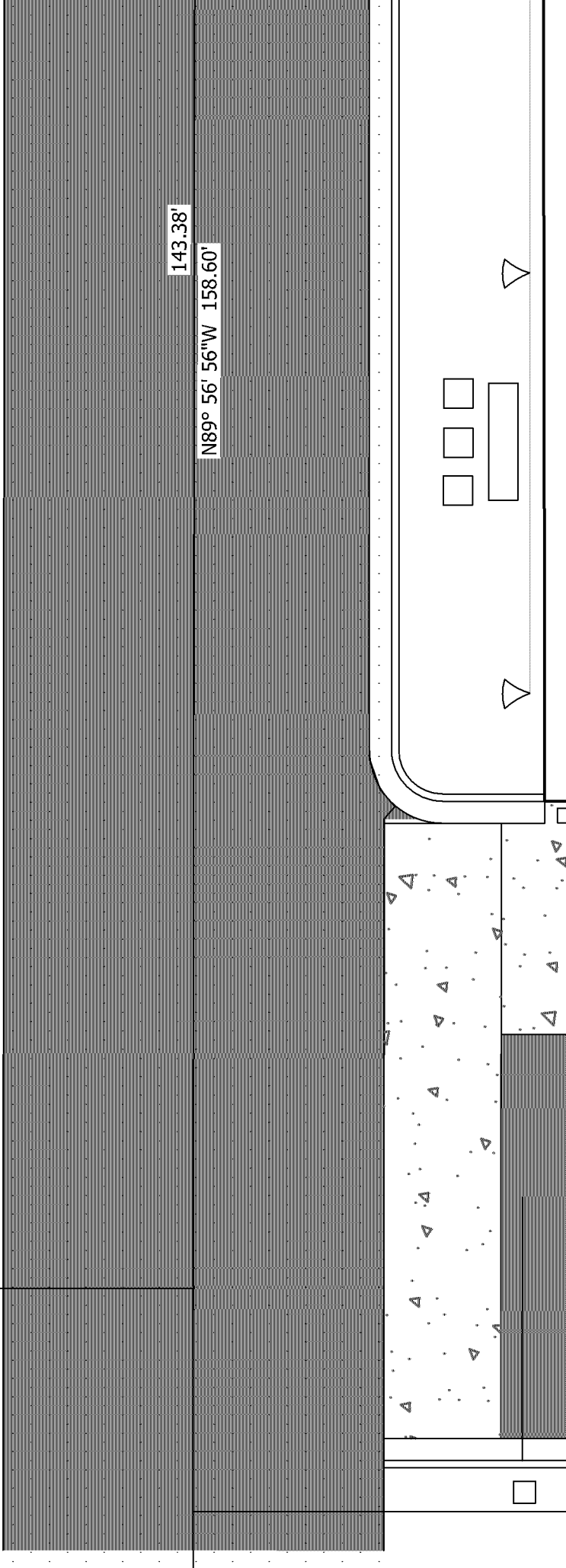
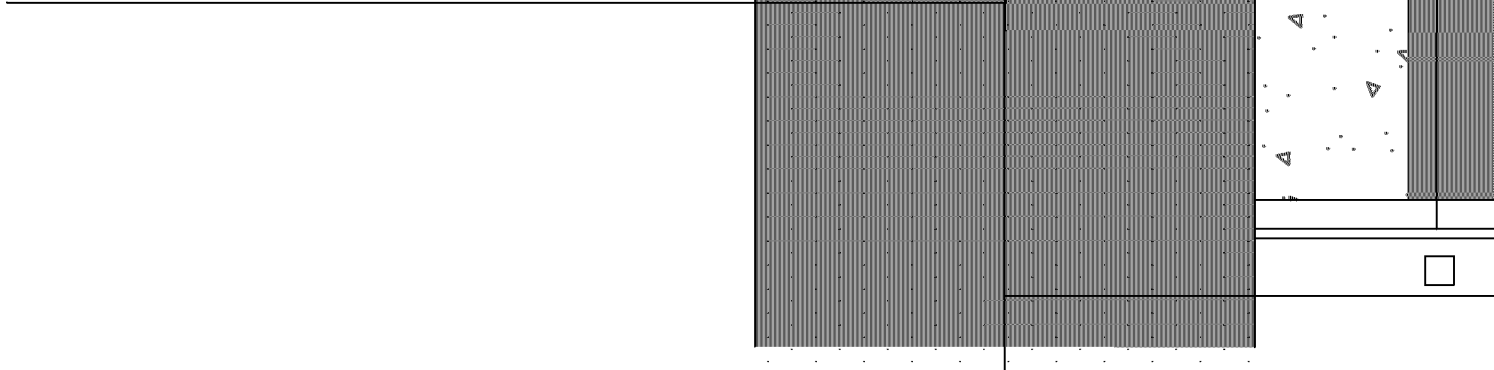
*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET, FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

INSTALLATION DETAIL



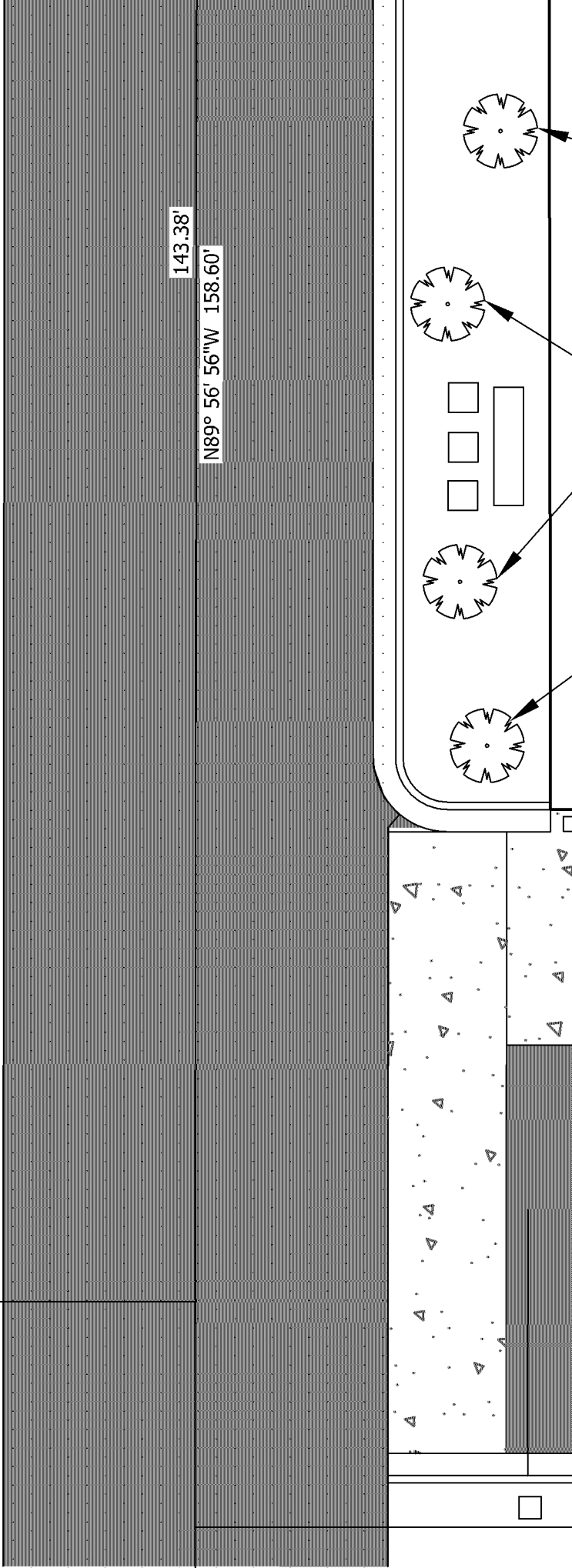
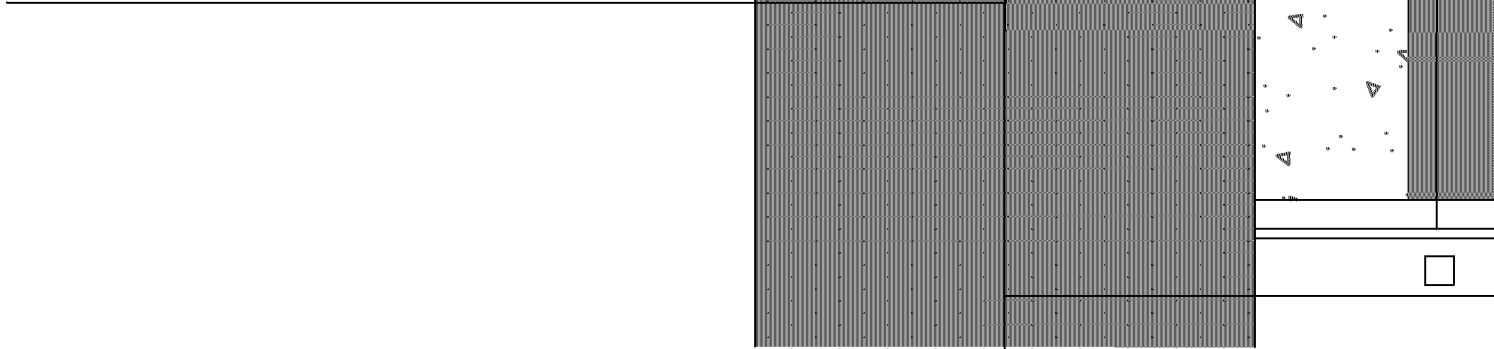
LOT 3
0.813 ACRES

N00° 03' 04"E
231.03'



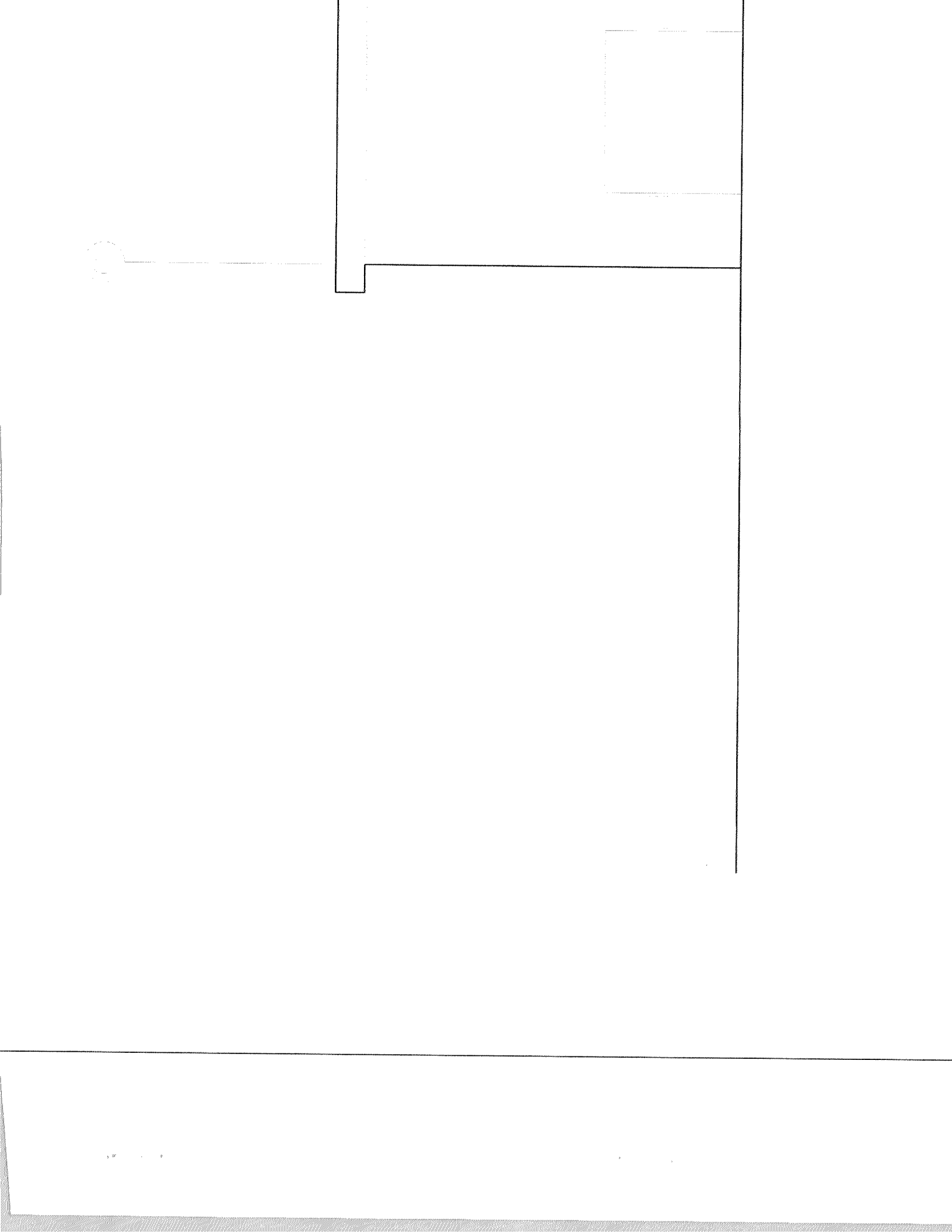
143.38'

N89° 56' 56"W 158.60'



143.38'

N89° 56' 56\"W 158.60'



(2)

(3)



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Design Principles

#1 - Topography and Landscape:

This property is located at 1231 North and fronts on 1300 West in Centerville, Utah. It is bordered by the Utah Department of Transportation on the South and the "The Pastures" development on the east side of 1300 West (See Exhibit #1). To the west lies the scenic Farmington Bay and the Great Salt Lake. The property is relatively flat with a slight slope from East to West. Within a few hundred feet there are two convenient accesses to miles of biking and walking on the Legacy Trail and the D&RG Trail pathways. Both of these provide boundless open spaces for reflection, relaxation and activity (See Exhibit #2). The site is designed with open spaces and native vegetation.

#2 - Simplicity:

Simplicity is the goal of our design, from the natural low vegetation and drip irrigation to the stained wood grain concrete tilt up construction. Our tilt up building will have simple lines and nearly no maintenance to keep its natural good looks and structural integrity much longer than block or other products.

#3 – Natural or Natural Appearing Materials:

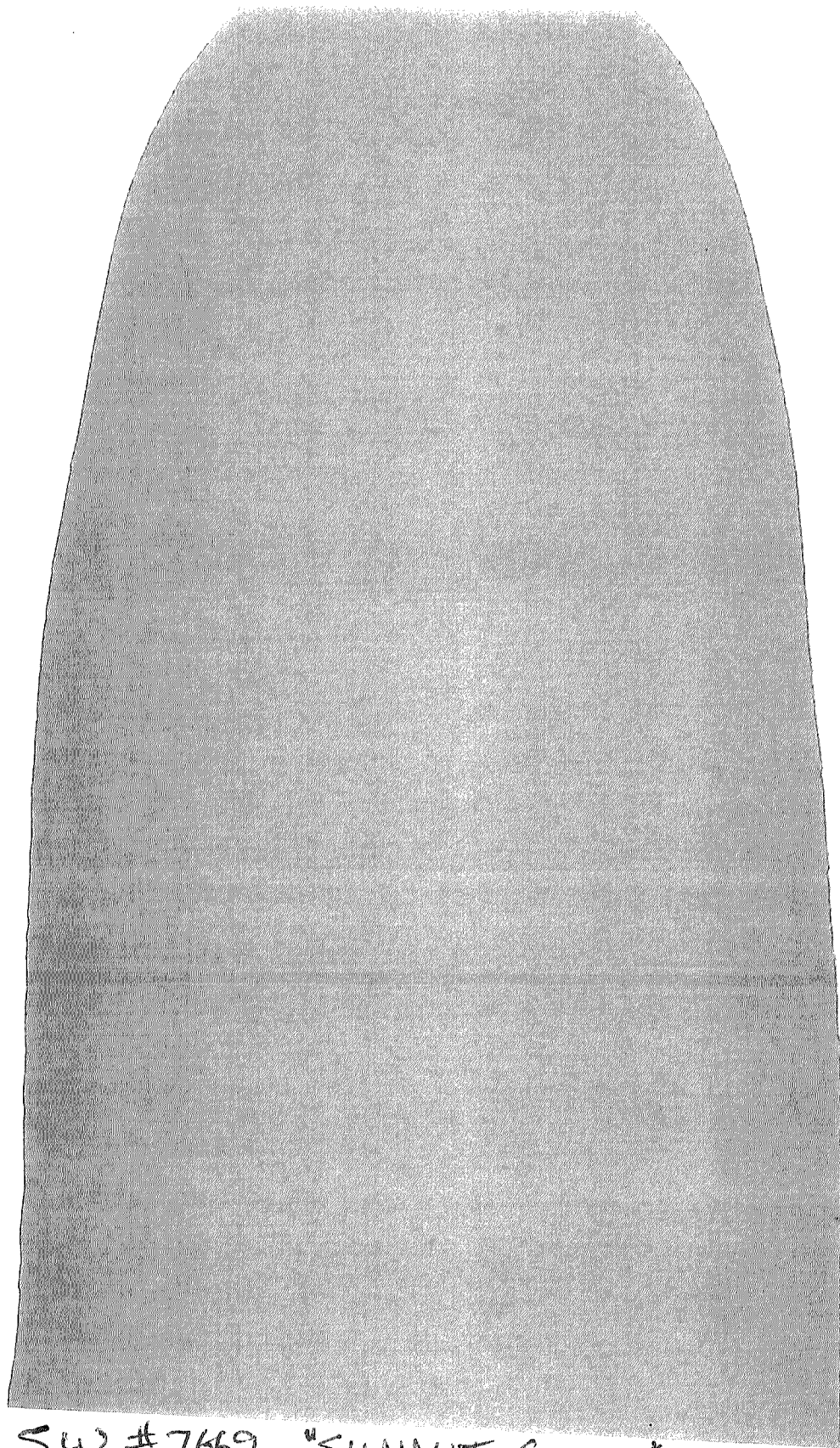
Our pedestrian walkways will be stained concrete through vehicle access areas. 1" Chat (perma bark), mulch, cobblestone and gravels will be used on permeable walkways and in landscaped areas (See Exhibit #3).

#4 - Natural Vegetation:

Native vegetation that is drought tolerant will be used throughout the landscaped areas. There will be grassy swales along the frontage of the property on 1300 West and along 1275 North (See Exhibits #4A - 4D).

#5 - Accents:

We will have "Bold Features" in the form of "lighted concrete columns". The columns east of the building will be stamped (wood grain) concrete. Lighted 30"x 30" concrete columns will be located at the entrance from 1300 West. Additional 18" x 18" lighted columns will be located adjacent to the parking on the front south and 12" x 12" lighted columns will be located at the front of the building entrances and along the pathway



SW #7669 "SUMMIT GRAY"

EXHIBIT #5



EXHIBIT #1

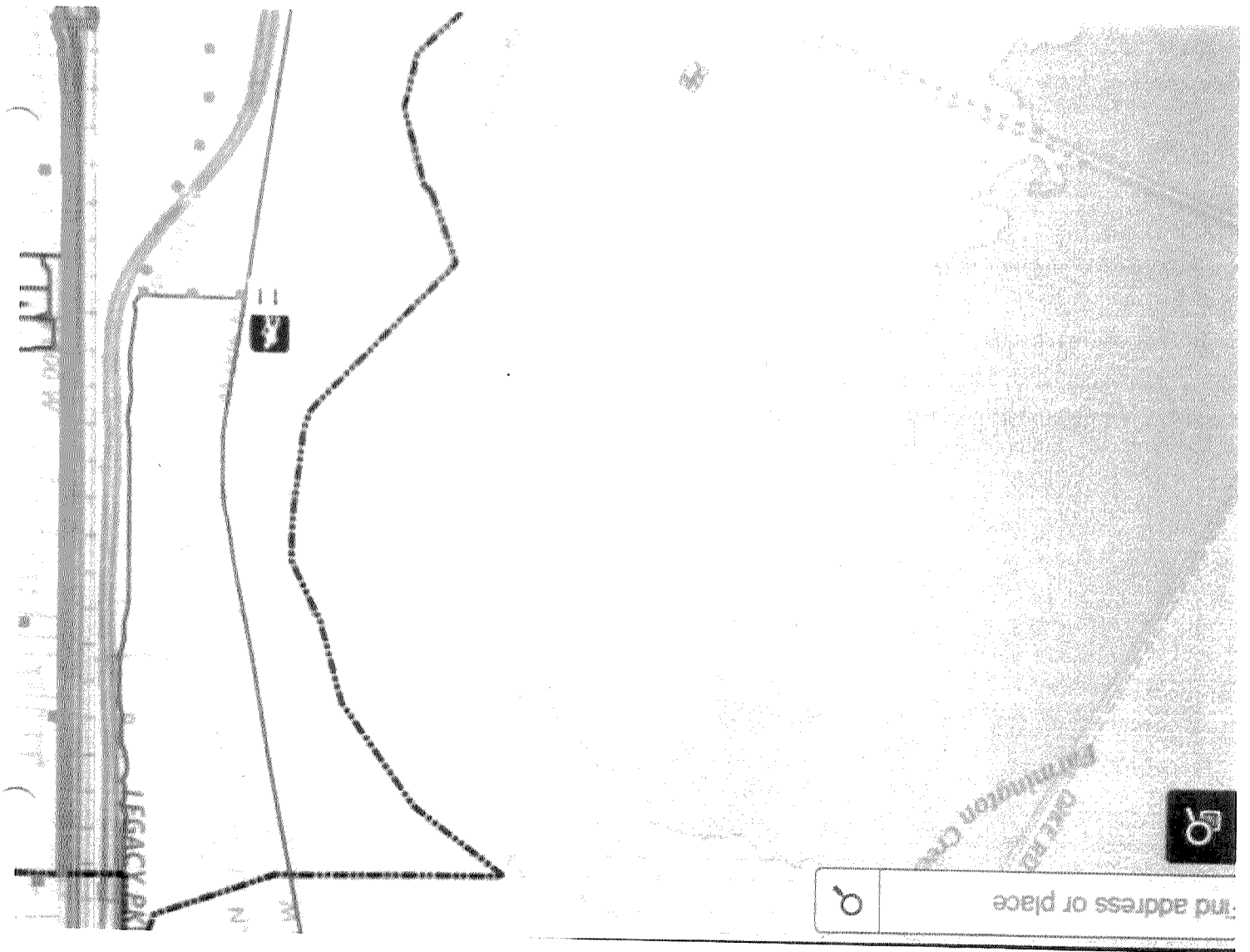


EXHIBIT #2

Legacy Lands Development Lot #1 Landscape Specifications

Centerville City Zoning Code

Shorelands Commerce Park Design Standards

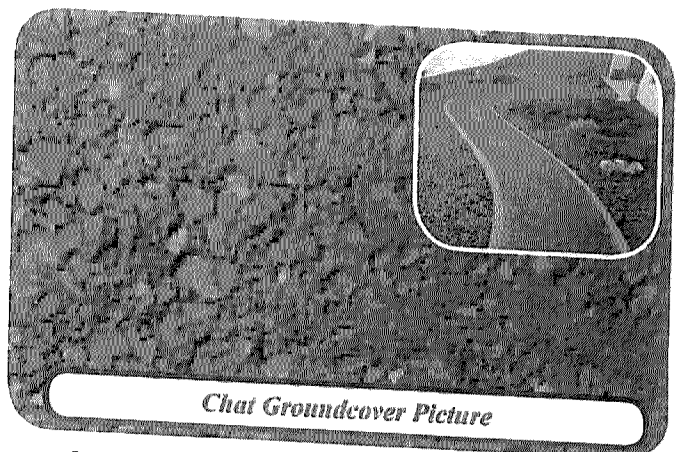
Landscaping.

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

1. All pervious surface areas shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 25% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in areas designated as landscaping.
2. The landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans shall consider the context of the shoreland environment and its unique contribution to the character of the community.
3. The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space areas. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.
4. Developed area landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the shoreland environment. Large areas of annuals and/or bright colors shall be avoided.
5. Trees and evergreens shall be used sparingly to ensure that the open, grassy character of the shoreland area is maintained. However, trees and evergreens are encouraged for areas needing shading, screening, and privacy.
6. Natural areas shall primarily consist of or be enhanced with native or local climate shrubs, perennials, and ornamental grasses. Plants with potential to become invasive weeds in natural areas shall be prohibited.
7. Non-linear transition areas between the developed and natural areas shall be created and intermingled with the various styles and plant species to soften the appearance of any transition line.
8. The landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All utility lines shall be placed underground to minimize their impact on the shoreland environment. Easements above the underground utilities may be incorporated into the overall landscape plan as pedestrian pathways. Proper landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.
9. Landscaped areas shall be prepared with and slopes suitable with their natural surroundings to encourage healthy plant growth and proper drainage.



Brown Mulch Groundcover Picture

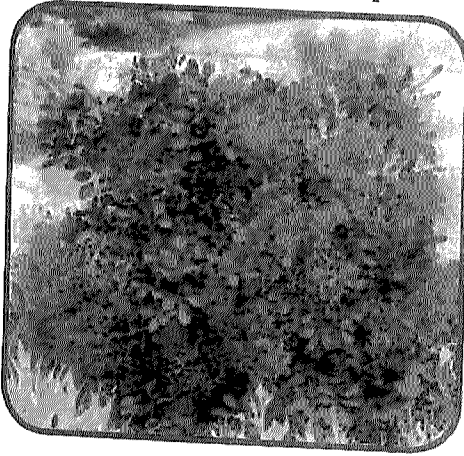


Chat Groundcover Picture

Legacy Lands Development Lot #1 Landscape Specifications

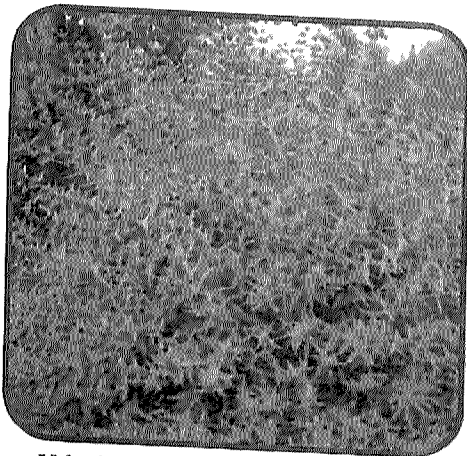
Plant Pictures and Descriptions

A - Royal Purple Smokebush
Cotinus coggygia 'Royal Purple'



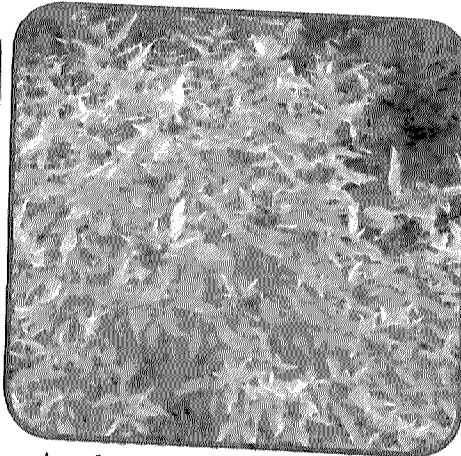
Once established, needs only occasional watering. Very drought tolerant. Dramatic, long-lasting, pinkish purple, smoke-like airy seed clusters backed by reddish purple foliage create a prized small tree or large accent shrub. Foliage holds its color all summer, then turns scarlet red in autumn. Deciduous. grows to 6'-10' tall. 6'-10' wide.

B. Longwood Blue Bluebeard
Caryopteris x clandonensis 'Longwood Blue'



Valuable color on pure blue flower spikes cloaked in soft aromatic gray-green foliage. Mounding habit. Extends the bloom season with a later flowering period than other Bluebeards. Medium growing to 4' tall, 4'-5' wide.

C - Sunshine Blue Bluebeard
Caryopteris incana 'Jason'



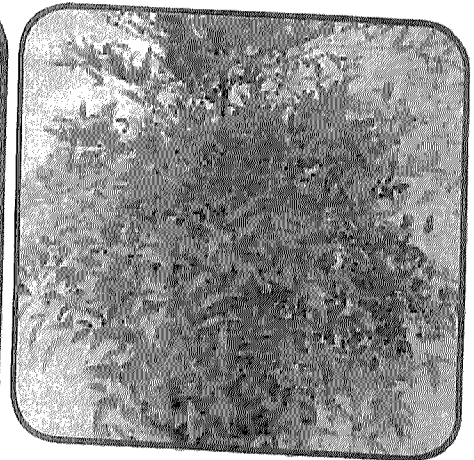
Amethyst blue flowers contrast with the bright yellow foliage for an outstanding late summer to early fall display. Slow growing to 3'-4' tall, 3'-4' wide.

D - Petit Bleu Bluebeard
Caryopteris x clandonensis 'MiniBleu'



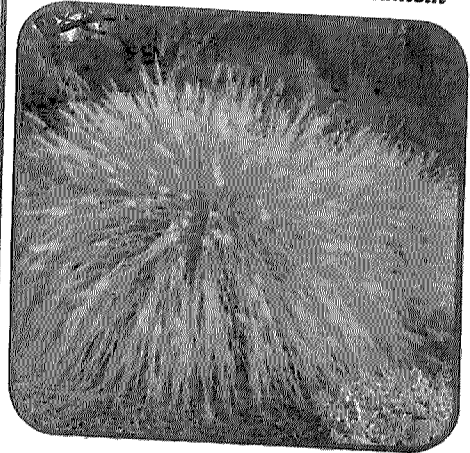
Once established, needs only occasional watering. Very drought tolerant. Blossoms attracts bees and butterflies. Blooms late-summer through fall. Slow growth to 2'-2.5' tall. 2'-3' wide.

E - Heavenly Bamboo
Nandina domestica



Lacy green leaves on upright cane-like stems turn brilliant red in autumn. Clusters of tiny cream-colored flowers are followed by bright red berries. Versatile and durable. Use to create an intense, colorful landscape effect as color changes. Evergreen. Medium drought tolerant. Slow growing to 4' tall, 3' wide.

F - Dwarf Fountain Grass
Pennisetum alopecuroides 'Hameln'



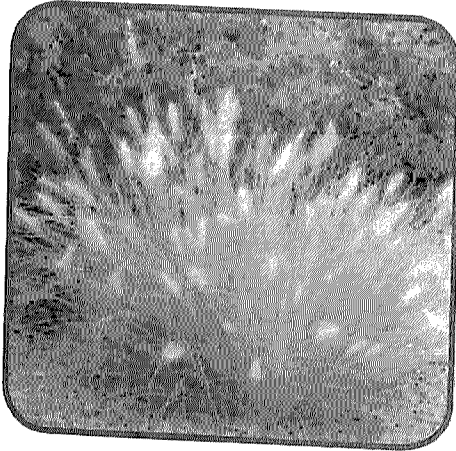
An attractive grass highlighted by fluffy, buff-colored plumes that arch above the lush, green fountain of foliage. In the fall, the foliage turns a lovely golden russet color. Creates a terrific contrast. Good drought tolerance. One of the best choices for small dry gardens. Slow growing to 2' tall, 1.5' wide.

EXHIBIT 4A

Legacy Lands Development Lot #1 Landscape Specifications

Plant Pictures and Descriptions

G - Little Bunny Grass
Pennisetum alopecuroides 'Little Bunny'



The most dwarf of the fountain grasses with fluffy, buff-colored blooms. Terrific contrast for use in rock gardens, borders, foundation plantings, or in perennial beds. Foliage turns golden russet in fall. Adds interest and texture. Drought tolerant when established.

Slow growing to 1' tall, 1' wide.

I - Harbour Dwarf Heavenly Bamboo
Nandina domestica 'Harbour Dwarf'



An attractive small evergreen shrub that forms a dense clump of upright, cane-like stems with soft, narrow, green leaves that emerge with a pink-copper tint in spring and turn a brilliant bronzy-red color in fall and winter.

Slow growing to 1.5' tall, 2.5' wide.

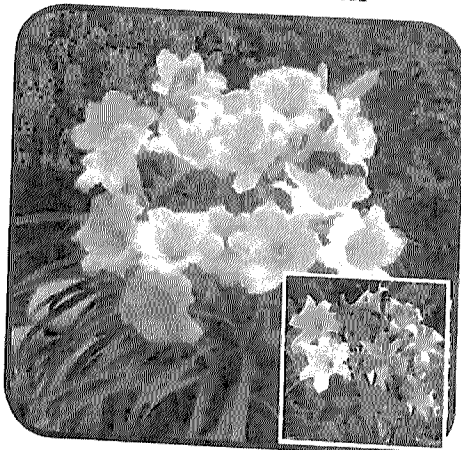
K - Canyon Blue Dwarf Arctic Willow
Salix purpurea 'Canyon Blue'



A dwarf, naturally rounded shrub valued for its steely blue-gray foliage on supple, purple stems. A versatile plant, popular for screening, and useful for clipped hedges or as a landscape accent. Grows in most soil conditions. Tolerates poor soils including moist low spots, and along ponds or streams. Deciduous.

Fast growing; reaches 4 to 5 ft. tall, 3 to 4 ft. wide.

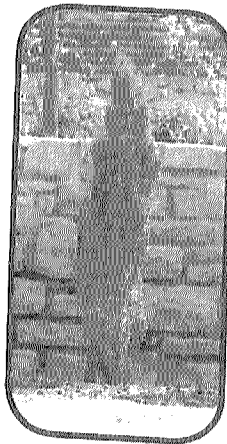
H - Dwarf Daylily
Hemerocallis 'De Oro Series'



This carefree perennial fits into almost any garden. Plan as perennial borders or individuals or small clusters. Mass into a sea of color that functions much like groundcover. With its strap-leaved form and flowers on long wand-like stems, Daylily offers dramatic visual effects. Drought tolerant when established.

Slow growing to 1' tall, 1' wide.

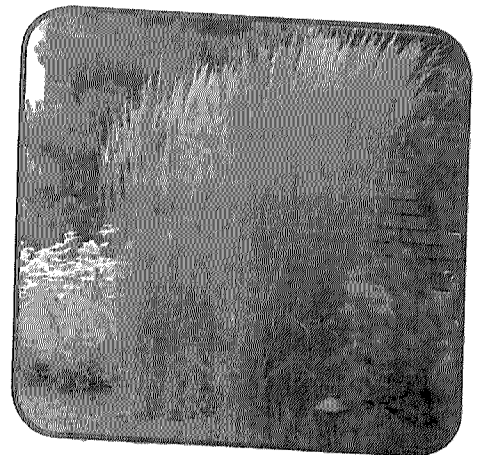
J - Sky Pencil Holly
Ilex crenata 'Sky Pencil'



A great vertical accent in narrow spaces. Exceptional focal point at front entry. It is a good landscaping option for corners and tight spaces. This plant has leaves with fairly smooth edges (not prickly edges, like other hollies). The small, greenish-white flowers are unimpressive, but when pollination does occur, it produces black berries that attract many birds in search of a treat. Medium drought tolerance.

Moderate Growth to 6'-8'Tall, 1.5' - 2' wide.

L - Foerster's Feather Reed Grass
Calamagrostis x acutiflora 'Karl Foerster'



A stunning vertical effect with feathery stalks that emerge reddish brown in spring and turn a rich golden color in fall. Blooms two to three weeks earlier than common feather reed grass. Thrives in wet soils, yet tolerates drier conditions. Stalks make great cut flowers. Sterile seeds do not produce unwanted seedlings.

Foliage reaches 1 1/2 to 2 ft. tall and wide; bloom stalks reach 6 ft. tall.

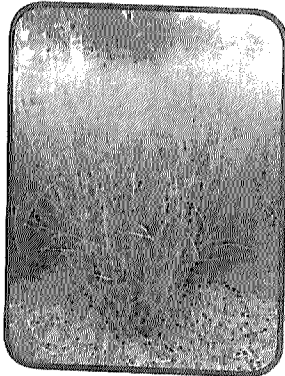
EXHIBIT 4B

Legacy Lands Development Lot #1 Landscape Specifications

Plant Pictures and Descriptions

L1 - Heavy Metal Blue Switch Grass

Panicum virgatum 'Heavy Metal'

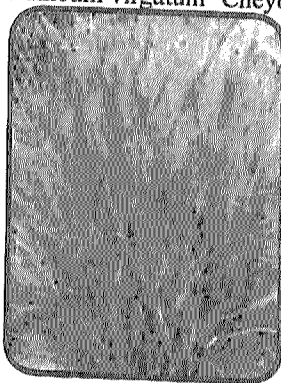


Stiff, metallic blue blades distinguish this carefree native grass from others. Retains vertical form without flopping, topped by airy, pink-tinged panicles in summer. Brilliant foliage in fall. Attractive seed heads provide winter food for birds. Withstands seasonal flooding, yet drought tolerant when established.

Forms tight, upright clump; quickly reaches 3 ft. tall, 2 to 3 ft. wide

L3 - Cheyenne Sky Switch Grass

Panicum virgatum 'Cheyenne Sky'



Forms a dense, upright clump of blue-green leaves that turn wine red in early summer. Purple flower panicles appear just above the foliage in late summer. Drought and salt tolerant plants are deer resistant and provide protection for wintering songbirds. This petite red grass is ideal for most locations and gardens.

Upright growth, reaches 3 to 4 ft. tall, 2 ft. wide.

N - Ivory Tower Yucca

Yucca filamentosa 'Ivory Tower'



Sword-like evergreen leaves are topped by tall spikes of ivory white blooms. Forms dramatic clumps with age. Use to create contrasting textures as a garden accent or container specimen. A good firescaping plant. Excellent for use in xeriscapes.

Forms clumps 3 ft. to 4 ft. tall and wide, with flower spikes 6 ft. tall.

L2 - Northwind Switch Grass

Panicum virgatum 'Northwind'

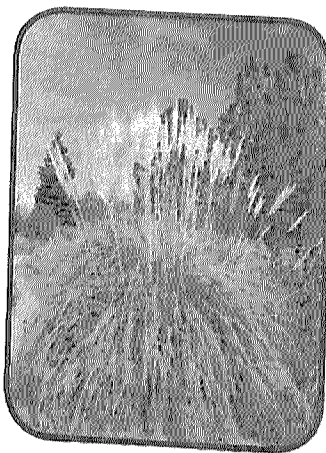


A compact, clumping grass with excellent vertical form. Olive to blue-green foliage turns golden yellow in autumn. Airy flower panicles produce showy seed heads and lend winter interest. Sturdy stems stay upright, even under snow load, giving protection to wintering songbirds.

Moderate growing; reaches 4 to 6 ft. tall, 2 to 3 ft. wide.

M - Hardy Pampas Grass

Erianthus ravennae

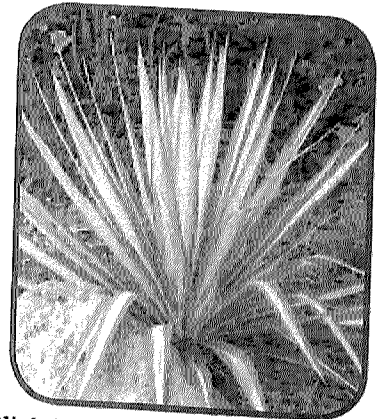


One of the loveliest ornamental grasses, superb as an architectural specimen or large accent. Foliage has a clumping habit; plant in groups to create a screen or windbreak. Long, showy, silvery white, silky plumes have gorgeous autumn coloring, persist into winter, and are superb in fresh or dried floral arrangements.

Foliage reaches 8 to 10 ft. tall, 4 to 6 ft. wide; blooms rise taller.

N - Color Guard Adam's Needle

Yucca filamentosa 'Color Guard'



Slightly arching, sword-shaped, striped foliage of creamy-white against dark green provides great architectural interest. Showy spires of fragrant snow white blooms in summer. Ideal as an accent or container specimen, or used in mass plantings. Tolerant of wind, heat, humidity, and drought. Evergreen.

Reaches 3 to 4 ft. tall, 4 ft. wide.

EXHIBIT 4C

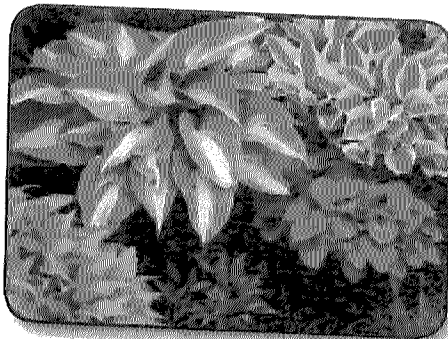
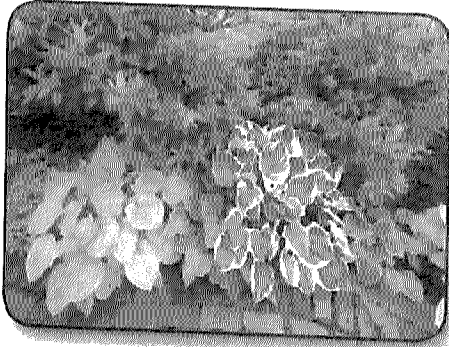
Legacy Lands Development Lot #1 Landscape Specifications

Ornamental Grass Pictures and Descriptions

Perennial Flowers for front Entrance

Hosta

Hosta - Assorted Varieties



Wonderful, decorative plants. Hostas are most noted for their leaves, although they do produce fragrant flowers during the summer. Hosta leaves vary in size, color, shape and texture. The leaves may be smooth, ribbed, waxy, long, narrow, short, fat, broad or paddle-shaped. Hosta leaves may be yellow, light-green, dark green, green with a white edge, green with a white center, blue, blue-green or many other variations. Hostas are truly interesting plants, perfect for any flower garden, sun or shade.

Coral Bells

Heuchera - Assorted Varieties

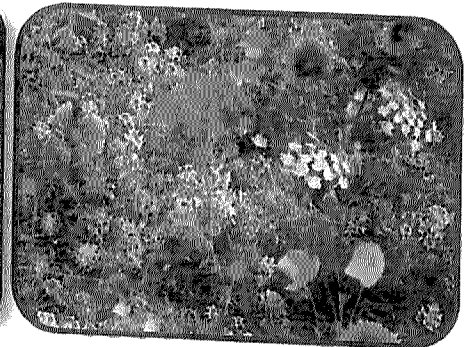


Heuchera plants form round, colorful mounds of leaves with a woody rootstock or crown at their base. It is grown more for the foliage but the flowers add color and variety as well. Small bell-shaped flowers on tall stems attract hummingbirds and make nice cut flowers.

Available in many shades of purple, rose, green and variegated varieties.

Rocky Mountain Wildflower Mix

Annual and perennial mix.



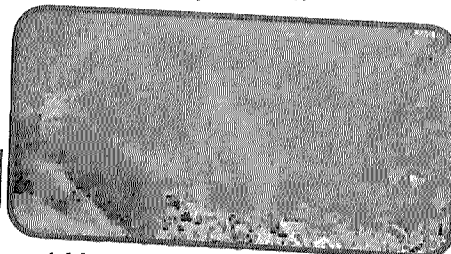
Rocky Mountain Wildflower Mix seeds promise an authentic touch of the untamed American west in your very own garden. Wildflower Rocky Mountain Mix seeds grow a stunning blend of 22 wildflowers native to the Rocky Mountain regions including larkspur, poppy, wallflower, gaillardia, catchfly, columbine, and Forget-Me-Not. Rocky Mountain Wildflower Mix seeds are an ideal grow for rustic, natural flower beds or any wide open spaces.

Mix 1lb wildflower seed with 20 lb grass seed.



Non irrigated Grass Mix for East Swale Areas

Native and dryland mix



A blend of grasses selected to give effective erosion control and bank stabilization. Crested Wheatgrass 25%, Siberian Wheatgrass 23%, Smooth Brome 20%, Intermediate Wheatgrass 15%, Orchardgrass 10%, Alfalfa 7%

Grass can be mowed occasionally - as needed to maintain natural appearance.



Swale Description and Details



Cobble stone in low point

Design Standards

Architectural Design

The building on this site will face 1300 West and is located several hundred feet west of the Legacy Highway. There are no loading docks and no rooftop HVAC equipment. There will be a concrete dumpster enclosure located on the south property line in the rear of the building (see site plan).

Material Selection

The concrete tilt up walls together with simple lines will create an attractive exterior with an unstamped natural concrete color on the north, south and west elevations. The front elevation which will be stamped with a wood grain texture will be stained "Summit Gray" (see exhibit #6) on the two outside sections and the inside section shall be a natural concrete color. These will blend with and compliment the colors of the natural landscape. The construction materials while attractive, will be able to withstand harsh natural elements.

Building Articulation

Articulating roof lines, recessed front building elevations and steel window awnings will provide attractive architectural elements and variations in the building facade. The walls on the front of the building will be stamped with a horizontal wood texture to add to the natural design elements of the building (see architectural elevations).

Neighborhood Scale

The scale of the building is proportional to the buildings in the "Pasture" development which is in the same zone.

Facades

The east elevation facing 1300 West will have 480 square feet of windows in 1170 square feet of wall space. This is equal to 41% fenestration. The upper level will have 392 square feet of windows in 1270 square feet of wall space. This is equal to 31% fenestration. Metal awnings shall be used above most of the front windows for architectural accents (see architectural elevations).

Bold Gestures

Bold gestures in the form of Lighted Concrete Columns shall be located at the entry from 1300 West, adjacent to all of the parking areas, the front pathway to 1300 West and on either side of both entrances to the building (see site plan for location and sizes).

Colors and Finishes

The front of the building will be a stamped wood grain texture, the sides and back will be a smooth finish. The colors will meet guidelines of the “Great Salt Lake Shorelands Color Palette” (see exhibit 9). The front elevation will be stained “Summit Gray” (see exhibit #6). The north, south and west sides will be a natural concrete color.

Grading and Drainage

Drainage from the front of the building is to the east into a grassy swale which flows into a storm drain inlet at the corner of 1300 West and 1275 North. From The back of the building the drainage will be to the west which will empty into the storm drain on 1275 North at the west end of the subdivision (see site plan for details).

Landscaping

Landscaping has been designed to meet the requirements for the “Shorelands Commerce Park”, which exceeds the requirements for landscape and open areas. The site plan includes pedestrian pathways not only to the building, but to the pathways. Plantings include native grasses, ornamental shrubs and wild flowers that require low watering required (see exhibit #8A – 8G). A drip watering system has been designed to assist the drought resistant plants.

Outdoor Lighting

All outdoor lighting shall be low level lighting provided by the “Lighted Concrete Columns”. There will be no high level lighting, or exterior building lighting.

Signage

Signage has not been addressed at the time.

CLIENT:

Cook Commercial
1235 N 1300 W
Carmichael, UT

office
D F K

333 W Perroni Ave #4
Salt Lake City, UT 84101
801.447.5101 CONTACT
@OFFICE.DFK.COM

CONSULTANTS:

STRUCTURAL EXPERTISE

CONTRACTOR

PROJECT INFORMATION:

Cook Commercial
1235 N 1300 W
Carmichael, UT



#	revision
01	22.20 - REVISIONS

☐ for construction	☐ review set
☐ not for construction	☐ not set

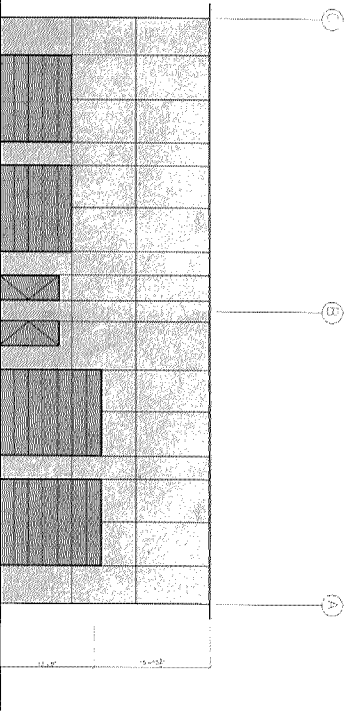
date printed: drawn by: job number:

sheet title:

ELEVATIONS

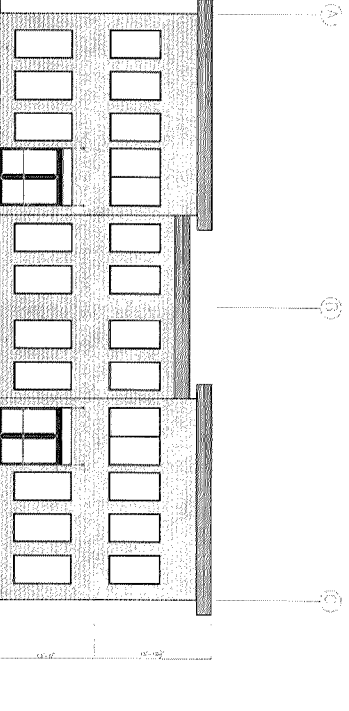
All drawings and notes are the property of the firm and may not be reproduced or used in any way without the written consent of the firm.

A2.00



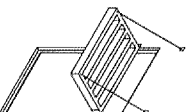
WEST EXTERIOR ELEVATION

1/8" = 1'-0"



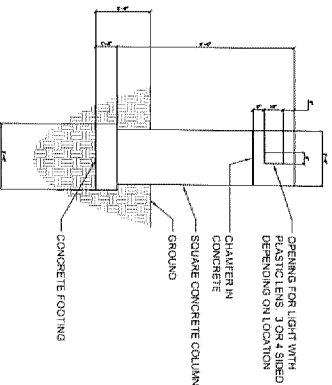
EAST EXTERIOR ELEVATION

1/8" = 1'-0"



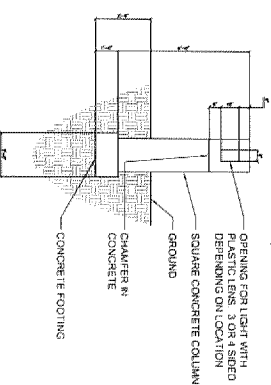
TYPICAL AWNING

NTS



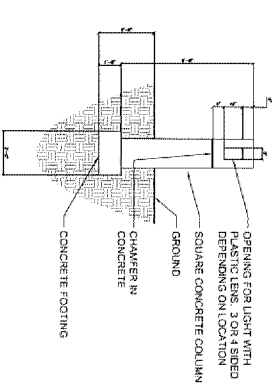
DECORATIVE
LIGHTED COLUMNS

3/8" = 1'-0"



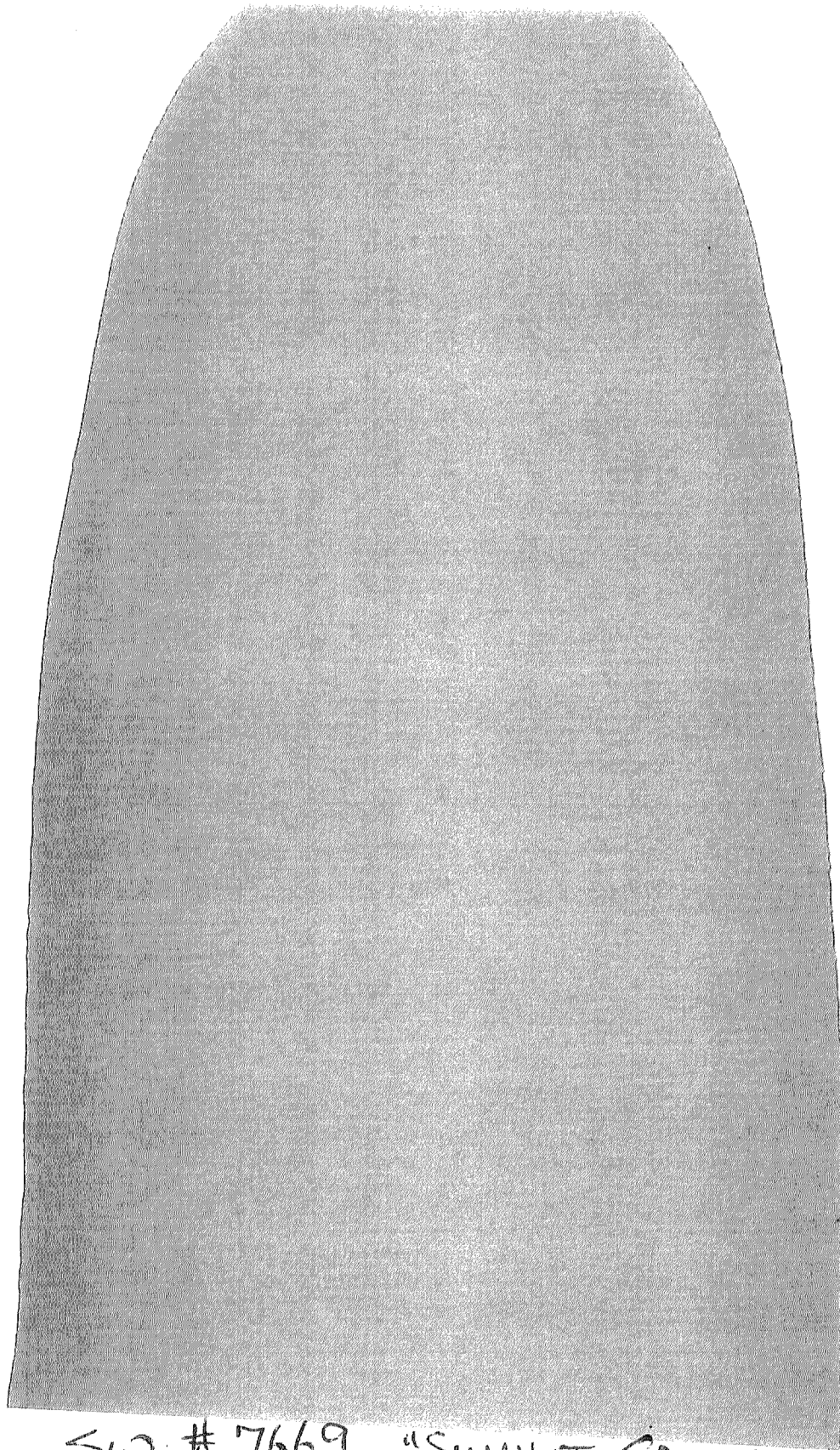
DECORATIVE
LIGHTED COLUMNS

3/8" = 1'-0"



DECORATIVE
LIGHTED COLUMNS

3/8" = 1'-0"



SW # 7669 "SUMMIT GRAY"

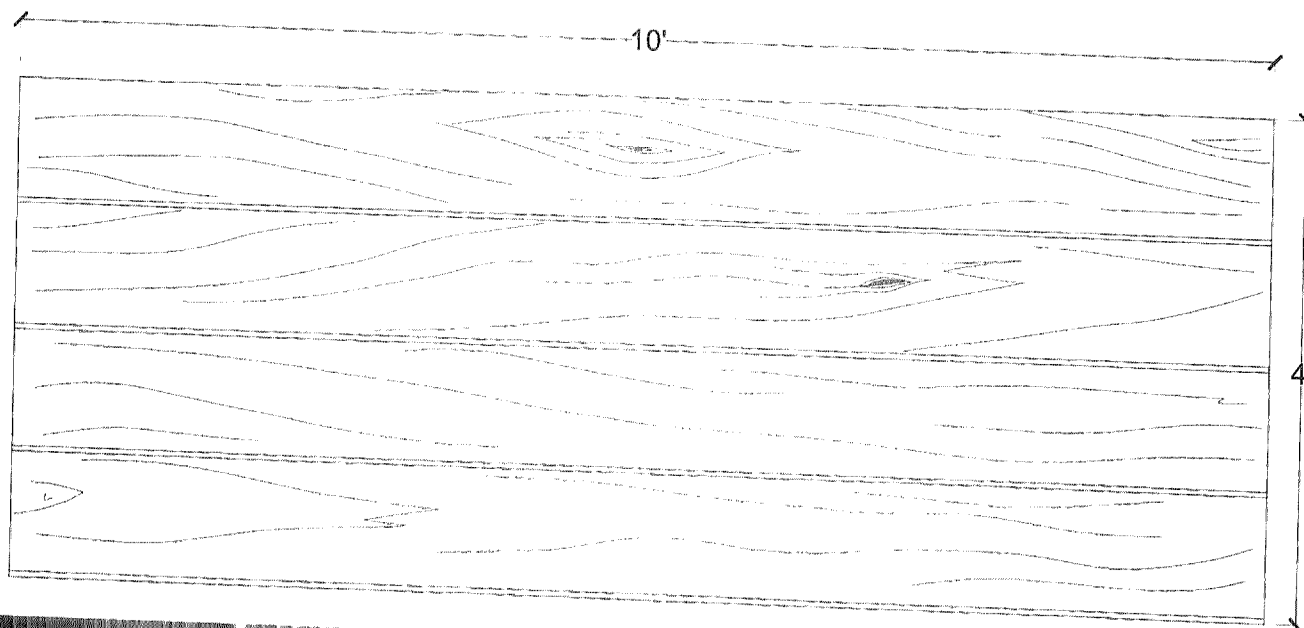
EXHIBIT #6

General Information:

Thermoformed ABS and Styrene plastic formliners are an inexpensive alternative for providing architectural concrete. The Styrene liner is the least expensive liner option. The ABS plastic formliner properties allows for an up to ten reuse factor depending on the design and handling.

CONCRETE

EXHIBIT #7



Thermal Deformation:

- Do not expose to temperatures $>140^{\circ}\text{F}$ (60°C)

Care and Handling:

- Keep out of the sunlight and covered when not in use
- Keep away from steam, acids, and certain fuels
- For further instructions refer to the application guide

Thermal expansion:

- $\pm 1/8"$ @ 70°F

Note:

Pattern may require additional backing. We recommend a mockup pour simulating job conditions.

Material	Product Code	# of Reuses	Std. Dims.	Color
Styrene	6008-STY	1	4'x10'	White
ABS	6008-ABS	Up to 10	4'x10'	Gray

Legacy Lands Development Lot #1 Landscape Specifications

Centerville City Zoning Code

Shorelands Commerce Park Design Standards

Landscaping.

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

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

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

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

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

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

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

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

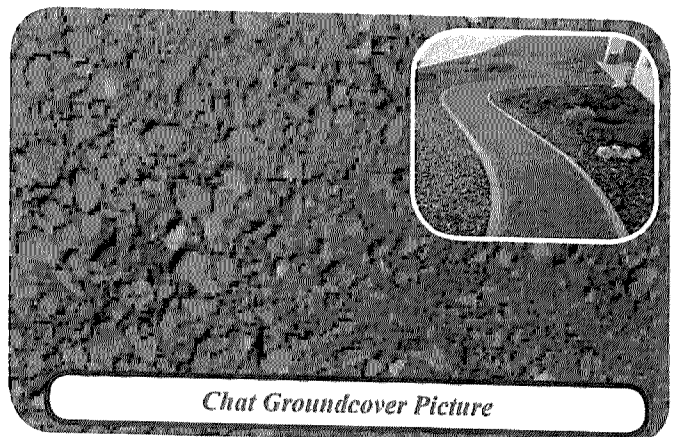
8. The landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All utility lines shall be placed underground to minimize their impact on the shoreland environment. Easements above the underground utilities may be incorporated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

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

EXHIBIT #8A



Brown Mulch Groundcover Picture

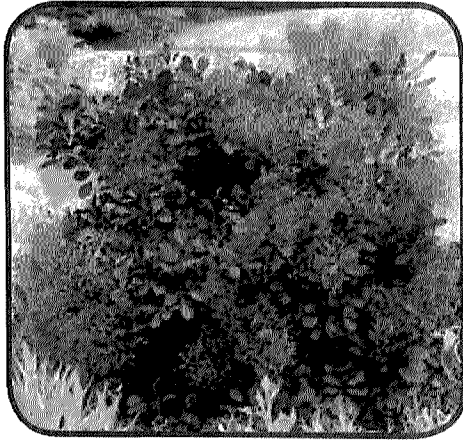


Chat Groundcover Picture

Legacy Lands Development Lot #1 Landscape Specifications

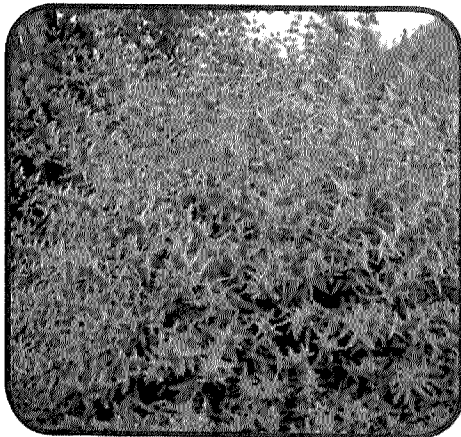
Plant Pictures and Descriptions

A - Royal Purple Smokebush
Cotinus coggygia 'Royal Purple'



Once established, needs only occasional watering. Very drought tolerant. Dramatic, long-lasting, pinkish purple, smoke-like airy seed clusters backed by reddish purple foliage create a prized small tree or large accent shrub. Foliage holds its color all summer, then turns scarlet red in autumn. Deciduous.
grows to 6'-10' tall. 6'-10' wide.

B. Longwood Blue Bluebeard
Caryopteris x clandonensis 'Longwood Blue'



Valuable color on pure blue flower spikes cloaked in soft aromatic gray-green foliage. Mounding habit. Extends the bloom season with a later flowering period than other Bluebeards.

Medium growing to 4' tall, 4'-5' wide.

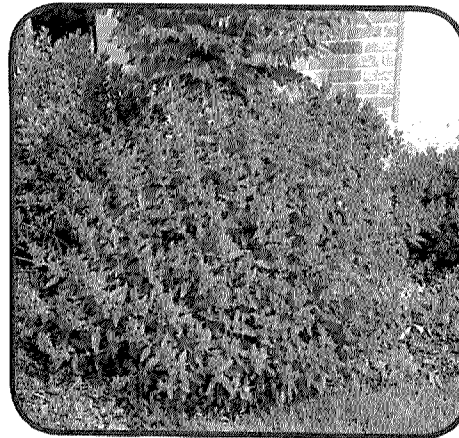
C - Sunshine Blue Bluebeard
Caryopteris incana 'Jason'



Amethyst blue flowers contrast with the bright yellow foliage for an outstanding late summer to early fall display.

Slow growing to 3'-4' tall, 3'-4' wide.

D - Petit Bleu Bluebeard
Caryopteris x clandonensis 'MiniBleu'



Once established, needs only occasional watering. Very drought tolerant. Blossoms attracts bees and butterflies. Blooms late-summer through fall.

Slow growth to 2'-2.5' tall. 2'-3' wide.

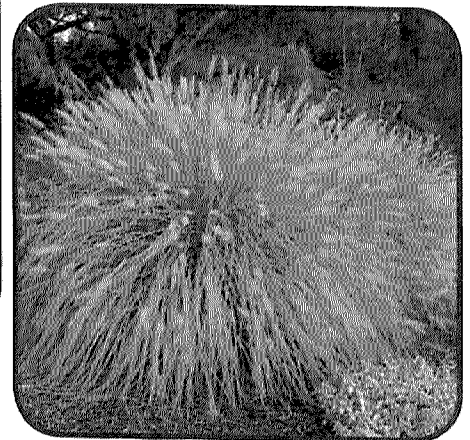
E - Heavenly Bamboo
Nandina domestica



Lacy green leaves on upright cane-like stems turn brilliant red in autumn. Clusters of tiny cream-colored flowers are followed by bright red berries. Versatile and durable. Use to create an intense, colorful landscape effect as color changes. Evergreen. Medium drought tolerant.

Slow growing to 4' tall, 3' wide.

F - Dwarf Fountain Grass
Pennisetum alopecuroides 'Hameln'



An attractive grass highlighted by fluffy, buff-colored plumes that arch above the lush, green fountain of foliage. In the fall, the foliage turns a lovely golden russet color. Creates a terrific contrast. Good drought tolerance. One of the best choices for small dry gardens.

Slow growing to 2' tall, 1.5' wide.

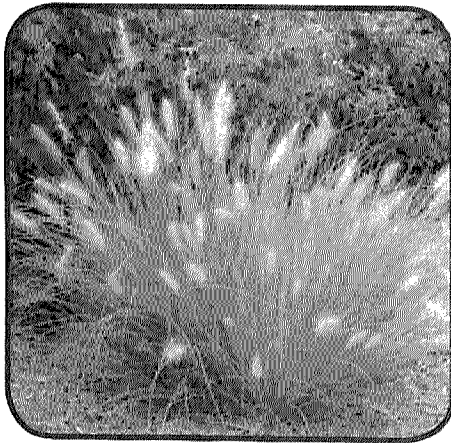
EXHIBIT #8B

Legacy Lands Development Lot #1 Landscape Specifications

Plant Pictures and Descriptions

G - Little Bunny Grass

Pennisetum alopecuroides 'Little Bunny'



The most dwarf of the fountain grasses with fluffy, buff-colored blooms. Terrific contrast for use in rock gardens, borders, foundation plantings, or in perennial beds. Foliage turns golden russet in fall. Adds interest and texture. Drought tolerant when established.

Slow growing to 1' tall, 1' wide.

I - Harbour Dwarf Heavenly Bamboo

Nandina domestica 'Harbour Dwarf'



An attractive small evergreen shrub that forms a dense clump of upright, cane-like stems with soft, narrow, green leaves that emerge with a pink-copper tint in spring and turn a brilliant bronzy-red color in fall and winter.

Slow growing to 1.5' tall, 2.5' wide.

K - Canyon Blue Dwarf Arctic Willow

Salix purpurea 'Canyon Blue'

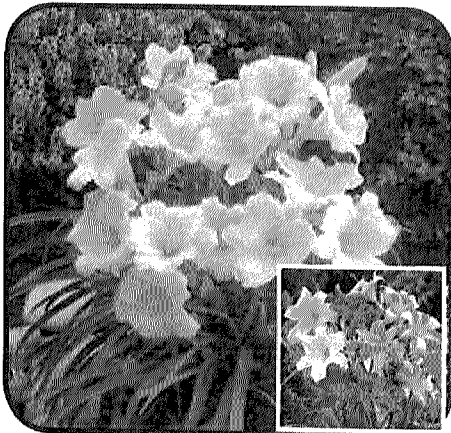


A dwarf, naturally rounded shrub valued for its steely blue-gray foliage on supple, purple stems. A versatile plant, popular for screening, and useful for clipped hedges or as a landscape accent. Grows in most soil conditions. Tolerates poor soils including moist low spots, and along ponds or streams. Deciduous.

Fast growing; reaches 4 to 5 ft. tall, 3 to 4 ft. wide.

H - Dwarf Daylily

Hemerocallis 'De Oro Series'

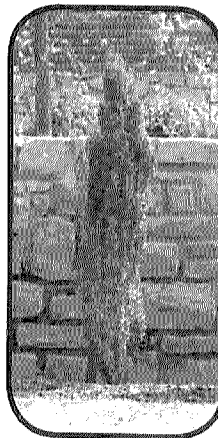


This carefree perennial fits into almost any garden. Plan as perennial borders or individuals or small clusters. Mass into a sea of color that functions much like groundcover. With its strap-leaved form and flowers on long wand-like stems, Daylily offers dramatic visual effects. Drought tolerant when established.

Slow growing to 1' tall, 1' wide.

J - Sky Pencil Holly

Ilex crenata 'Sky Pencil'

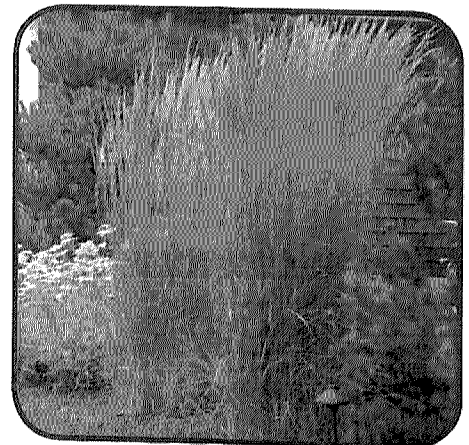


A great vertical accent in narrow spaces. Exceptional focal point at front entry. It is a good landscaping option for corners and tight spaces. This plant has leaves with fairly smooth edges (not prickly edges, like other hollies). The small, greenish-white flowers are unimpressive, but when pollination does occur, it produces black berries that attract many birds in search of a treat. Medium drought tolerance.

Moderate Growth to 6'-8' Tall, 1.5' - 2' wide.

L - Foerster's Feather Reed Grass

Calamagrostis x acutiflora 'Karl Foerster'



A stunning vertical effect with feathery stalks that emerge reddish brown in spring and turn a rich golden color in fall. Blooms two to three weeks earlier than common feather reed grass. Thrives in wet soils, yet tolerates drier conditions. Stalks make great cut flowers. Sterile seeds do not produce unwanted seedlings.

Foliage reaches 1 1/2 to 2 ft. tall and wide; bloom stalks reach 6 ft. tall.

EXHIBIT #8C

Legacy Lands Development Lot #1 Landscape Specifications

Plant Pictures and Descriptions

L1 - Heavy Metal Blue Switch Grass

Panicum virgatum 'Heavy Metal'

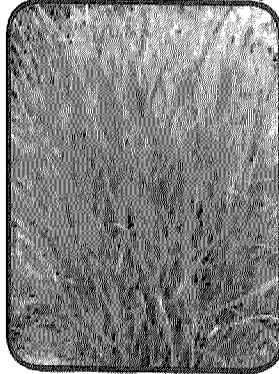


Stiff, metallic blue blades distinguish this carefree native grass from others. Retains vertical form without flopping, topped by airy, pink-tinged panicles in summer. Brilliant foliage in fall. Attractive seed heads provide winter food for birds. Withstands seasonal flooding, yet drought tolerant when established.

Forms tight, upright clump; quickly reaches 3 ft. tall, 2 to 3 ft. wide

L3 - Cheyenne Sky Switch Grass

Panicum virgatum 'Cheyenne Sky'

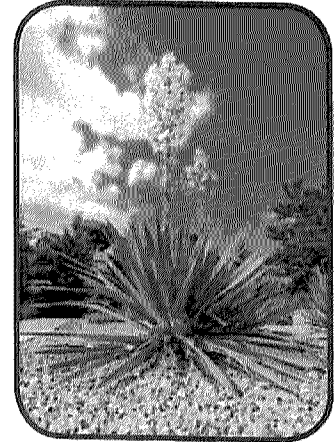


Forms a dense, upright clump of blue-green leaves that turn wine red in early summer. Purple flower panicles appear just above the foliage in late summer. Drought and salt tolerant plants are deer resistant and provide protection for wintering songbirds. This petite red grass is ideal for most locations and gardens.

Upright growth, reaches 3 to 4 ft. tall, 2 ft. wide.

N - Ivory Tower Yucca

Yucca filamentosa 'Ivory Tower'



Sword-like evergreen leaves are topped by tall spikes of ivory white blooms. Forms dramatic clumps with age. Use to create contrasting textures as a garden accent or container specimen. A good firescaping plant. Excellent for use in xeriscapes.

Forms clumps 3 ft. to 4 ft. tall and wide, with flower spikes 6 ft. tall.

L2 - Northwind Switch Grass

Panicum virgatum 'Northwind'

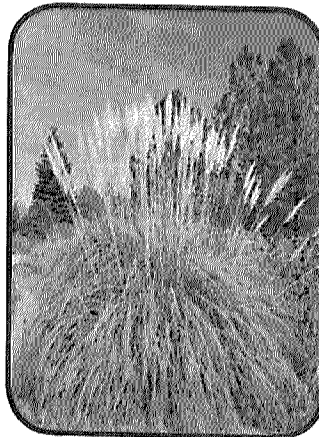


A compact, clumping grass with excellent vertical form. Olive to blue-green foliage turns golden yellow in autumn. Airy flower panicles produce showy seed heads and lend winter interest. Sturdy stems stay upright, even under snow load, giving protection to wintering songbirds.

Moderate growing; reaches 4 to 6 ft. tall, 2 to 3 ft. wide.

M - Hardy Pampas Grass

Erianthus ravennae

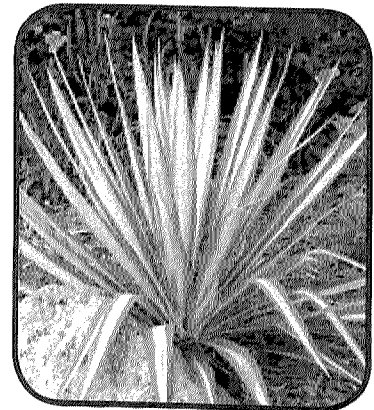


One of the loveliest ornamental grasses, superb as an architectural specimen or large accent. Foliage has a clumping habit; plant in groups to create a screen or windbreak. Long, showy, silvery white, silky plumes have gorgeous autumn coloring, persist into winter, and are superb in fresh or dried floral arrangements.

Foliage reaches 8 to 10 ft. tall, 4 to 6 ft. wide; blooms rise taller.

N - Color Guard Adam's Needle

Yucca filamentosa 'Color Guard'



Slightly arching, sword-shaped, striped foliage of creamy-white against dark green provides great architectural interest. Showy spires of fragrant snow white blooms in summer. Ideal as an accent or container specimen, or used in mass plantings. Tolerant of wind, heat, humidity, and drought. Evergreen.

Reaches 3 to 4 ft. tall, 4 ft. wide.

EXHIBIT #8D

Legacy Lands Development Lot #1 Landscape Specifications

Ornamental Grass Pictures and Descriptions

Perennial Flowers for front Entrance

Hosta

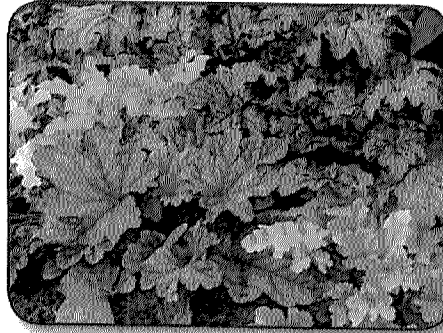
Hosta - Assorted Varieties



Wonderful, decorative plants. Hostas are most noted for their leaves, although they do produce fragrant flowers during the summer. Hosta leaves vary in size, color, shape and texture. The leaves may be smooth, ribbed, waxy, long, narrow, short, fat, broad or paddle-shaped. Hosta leaves may be yellow, light-green, dark green, green with a white edge, green with a white center, blue, blue-green or many other variations. Hostas are truly interesting plants, perfect for any flower garden, sun or shade.

Coral Bells

heuchera - Assorted Varieties



Heuchera plants form round, colorful mounds of leaves with a woody rootstock or crown at their base. It is grown more for the foliage but the flowers add color and variety as well. Small bell-shaped flowers on tall stems attract hummingbirds and make nice cut flowers.

Available in many shades of purple, rose, green and variegated varieties.

Rocky Mountain Wildflower Mix

Annual and perennial mix.



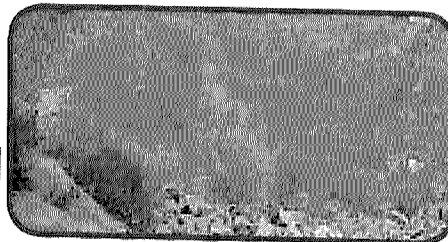
Rocky Mountain Wildflower Mix seeds promise an authentic touch of the untamed American west in your very own garden. Wildflower Rocky Mountain Mix seeds grow a stunning blend of 22 wildflowers native to the Rocky Mountain regions including larkspur, poppy, wallflower, gaillardia, catchfly, columbine, and Forget-Me-Not. Rocky Mountain Wildflower Mix seeds are an ideal grow for rustic, natural flower beds or any wide open spaces.

Mix 1lb wildflower seed with 20 lb grass seed.



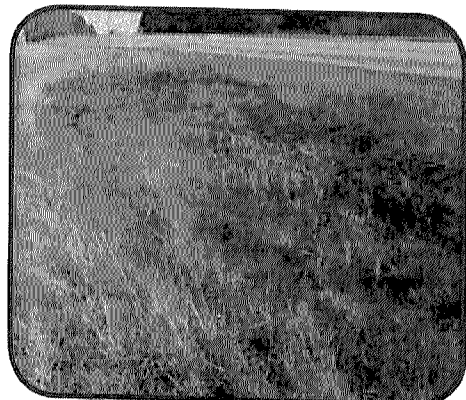
Non irrigated Grass Mix for East Swale Areas

Native and dryland mix

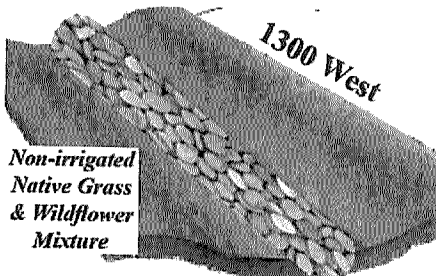


A blend of grasses selected to give effective erosion control and bank stabilization. Crested Wheatgrass 25%, Siberian Wheatgrass 23%, Smooth Brome 20%, Intermediate Wheatgrass 15%, Orchardgrass 10%, Alfalfa 7%

Grass can be mowed occasionally - as needed to maintain natural appearance.



Swale Description and Details



Cobble stone in low point

Legacy Lands Development Lot #1 Sprinkler Specifications

Figure 1

Mushroom Bubble Head

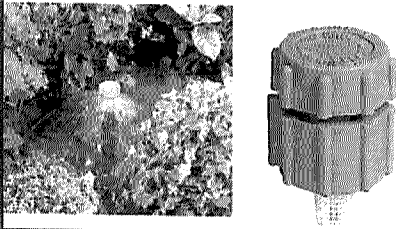


Figure 2

Drip Irrigation Manifold

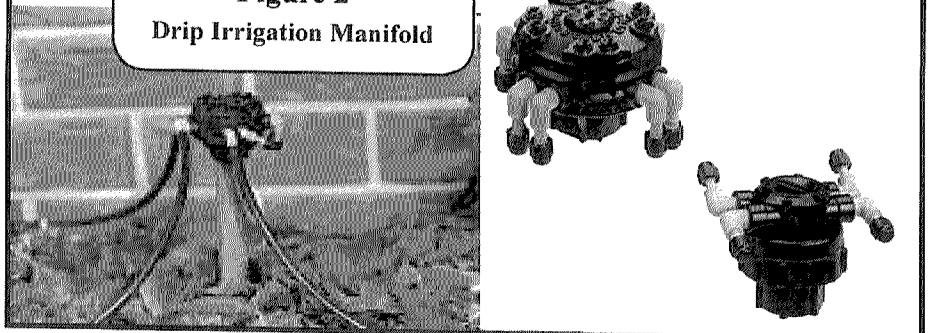
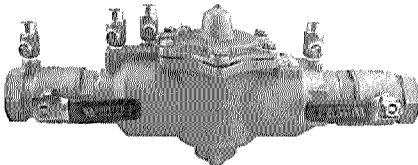
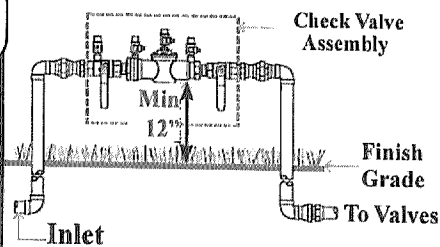


Figure 3

Reduced Pressure Backflow Preventer



Reduced Pressure Backflow Preventer



Note: All devices must be tested and certified annually.

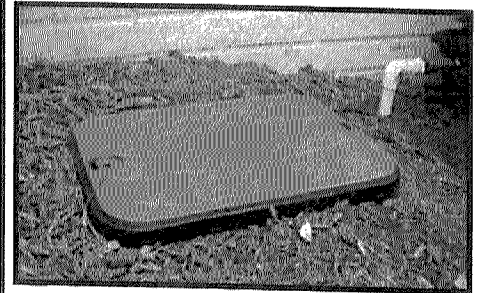


Figure 6

Valve Box Diagram

Hose Bib Swing Joint Assembly

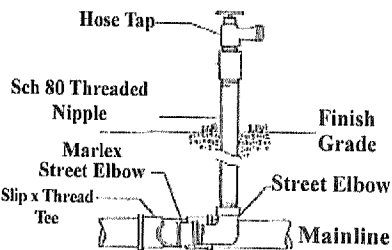


Figure 4

Hose Bib Swing Joint Details

Shrub Head Swing Joint Assembly

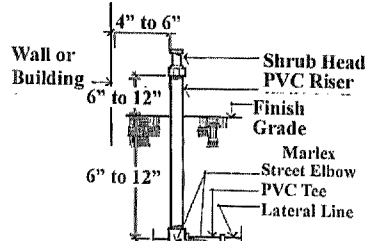
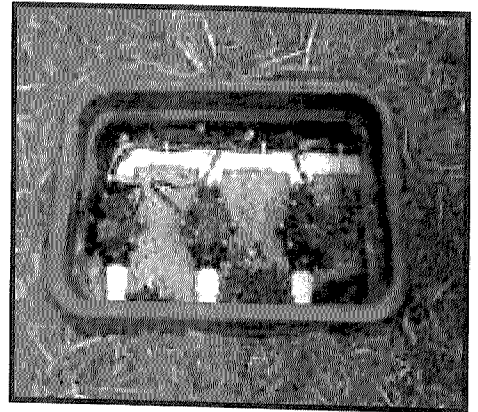


Figure 5

Shrub Head and Drip Head Swing Joint Details



Automatic Drain Valve

Must be placed in each low point to allow water to drain from the pipe.

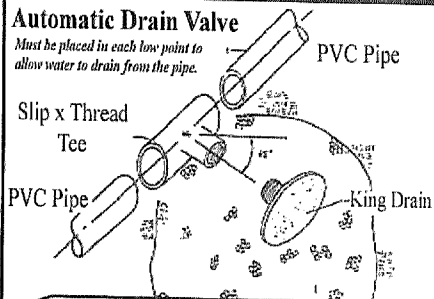
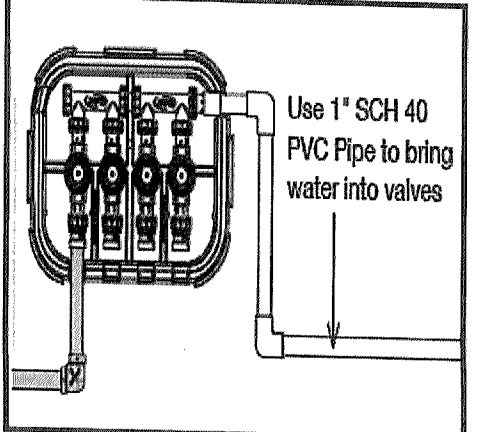
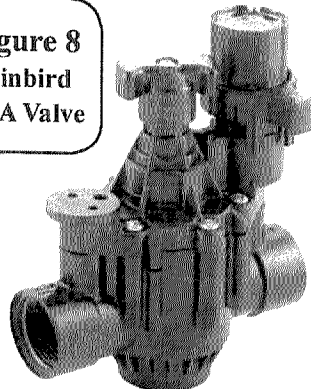


Figure 7

Automatic Drain Details

Figure 8
Rainbird
PGA Valve



Legacy Lands Development Lot #1 Landscape Specifications

9&L Landscaping Service

Tips and Suggestions for Your Round Gardening
801-870-2399 801-870-2339

landinfo1@aol.com

www.JL-GardenCenter.com



Planting Your Trees and Shrubs

The natural beauty of trees and shrubs can enhance the appearance of your home and yard. To achieve this goal, plants - like people, need special care during their early years. By placing your plants in the proper location, planting them correctly, and pruning your plants when needed, your trees and shrubs will provide you with many years of beauty and enjoyment.



Find out how to qualify for J&L's Extended 'Dr. Earth' Tree & Shrub Warranty. Read This Handout, especially Step 3, and you start to qualify!

A properly planted tree or shrub will be more tolerant of adverse conditions and require much less management than one planted incorrectly.

1. Dig a Large Planting Hole.

The planting hole should be twice as wide and just as deep as the root ball. In severely compacted soils, dig the hole even larger. A large hole is important because roots have a hard time growing in compacted soil. By



2. Prepare the Hole and the Soil.

Good, rich, native soil mixed with a small amount of **Bumper Crop** is all that is needed for plants to start growing. Mix **25% Bumper Crop** with the native soil dug from the hole. Use **Acid Planting Mix** when planting acid loving plants such as Azaleas, Blueberries, Japanese Maples, and Rhododendrons.

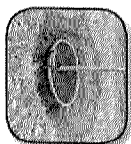


It's Better to Plant a \$50.00 Tree in a \$100.00 Hole than a \$100.00 Tree in a \$50.00 Hole.

3. Mix Dr. Earth Starter Fertilizer in the soil, according to the recommendations on the package, for the size of the tree or shrub you are planting, about 1/4 cup of **Dr. Earth Starter Fertilizer** for each 1 gallon size of the plant's root-ball. This fertilizer contains mycorrhizae and seven other beneficial bacteria that help your plant to overcome transplant shock. These bacteria stimulate new 'hair root' development and speed up the natural growth processes both in the soil and within the plant. This organic fertilizer is safe for all newly planted flowers, vegetables, shrubs and trees. For more information about this fertilizer please ask for a copy of our **Dr. Earth Fertilizer Guide**.

4. Plant at the Proper Depth.

The graft, the point where the root system ends and the trunk begins, should be placed just slightly above the ground level. If a plant is planted too deeply, its roots may suffocate. A shrub or tree planted too shallow may dry out too quickly, even if it is watered properly.



5. Always remove the plant from its container.

Don't just pull the plant from its pot; remove the plant gently, giving support to the root ball to prevent soil from falling off the roots.



Paper pots - Slit the sides of the pot. Set the plant in the hole, at the proper depth, and remove the sides of the pot. If the shrub or tree is just newly planted in the paper pot, place soil against the sides of the pot to keep the soil from breaking away from the roots while you remove the pot. Do not worry about removing the bottom of the paper pot.

Balled and Burlaped Plants - Do not

remove the burlap from the roots, the burlap will decompose. Set the plant in the hole, at the proper depth. After the shrub or tree is planted and watered thoroughly, cut the strings holding the burlap to the trunk. Then remove all exposed burlap.



Bareroot Trees - Do not let the roots dry out or freeze

before they are planted. Keep the roots moist at all times. Spread the roots out in the hole before adding soil. Do not plant the tree too deep. Pack the soil mixture firmly around the roots and then water thoroughly.

6. Fill in the hole half way with your Bumper Crop/

Soil mixture. Fill the hole with water, and continue adding the soil mix to the proper level. Make a basin around your plant to hold water. The basin should be able to hold at least one to three gallons of water.

7. Fertilize all your trees and shrubs early each spring (early April) for the first three years. An easy way to fertilize young trees and shrubs is with either Dr. Earth All Purpose Organic Fertilizer or with Ross Fertilizer Stakes. These types of fertilizers help plants grow faster by providing a long lasting plant food. Older trees and shrubs may not need to be fertilized as often.



8. Stake your Tree only if Necessary.

If you don't need to stake your tree, then don't. Improper staking may damage the bark, and could kill your tree. Be sure to remove the stake after 1 year.

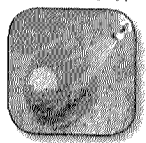
Small trees may be staked by placing two (not one) 2" x 2" stakes one foot away from the tree (preferably east and west of the tree because of wind patterns). Tie the tree firmly to both stakes using either a wire inside a garden hose (to protect the bark from rubbing against the wire) or by using a stretching plastic tape.



Large trees should be held in place with guy wires. Attach the guy wire (inside a garden hose) two thirds up the tree trunk. Stake the guy wire two feet away from the trunk. Remove all the stakes and wire as soon as the tree has grown enough roots to support itself.

9. Water your plants regularly the first year, until frost. Water your plants every day - with a hose - for the first week.

After the first week, water them two to three times a week, for the first month. You may not need to water all plants every time, but check them regularly. **Keep the soil around your plants consistently moist, not constantly soggy wet.**



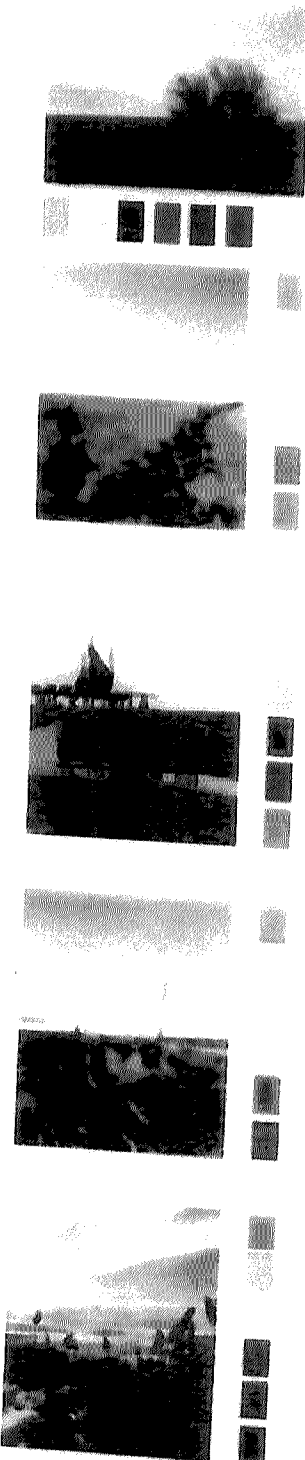
10. Don't rely on sprinklers to water your newly planted trees and shrubs. Sprinklers may either water your plants too much, or the sprinklers may miss the plant entirely. Give your plants plenty of water but make sure that the water drains away from the plant within two hours; to prevent the roots from rotting.



Also, hand water all of your older trees and shrubs, with a hose, at least once or twice a month. Make sure that the water is soaking two to three feet deep into the soil around each plant. Water plants more often during the hot, summer weather. As the temperature lowers in the fall, you don't need to water plants as often. When the leaves drop off in the fall, your plants still need a little moisture until the ground freezes, so make sure that you water your plants occasionally until snowfall.

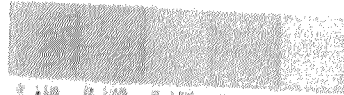
Keep the Soil Moist, but not Always Soggy Wet.

EXHIBIT # 86



Great Salt Lake Shorelands Color Palette

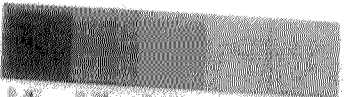
Primary Colors



1.100 1.120 1.140 1.160 1.180



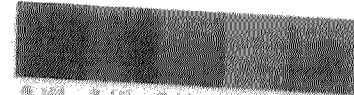
1.200 1.220 1.240 1.260 1.280



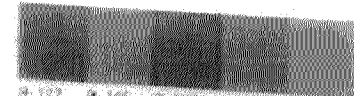
1.300 1.320 1.340 1.360 1.380



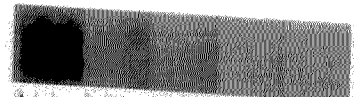
1.400 1.420 1.440 1.460 1.480



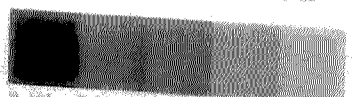
1.500 1.520 1.540 1.560 1.580



1.600 1.620 1.640 1.660 1.680



1.700 1.720 1.740 1.760 1.780

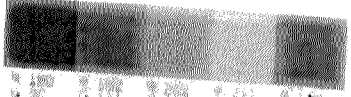


1.800 1.820 1.840 1.860 1.880

Secondary/Accent Colors



1.900 1.920 1.940 1.960 1.980



2.000 2.020 2.040 2.060 2.080



2.100 2.120 2.140 2.160 2.180

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

EXHIBIT #9

Design Guidelines

Viewshed Protection

The building is designed with views of Farmington Bay and the Great Salt Lake to the west and north, with spectacular views of the mountains to the east. The private access right of way creates a view corridor from east to west and south to north.

Open Space

The open space on the site exceeds thirty percent, with landscaped areas exceeding five percent.

Low level lighting and benches create rest areas along the north and east sides of the lot.

Natural areas along 1300 West and 1275 North are not only preserved, but enhanced.

Parking

The parking exceeds what is required and there is no back to back parking. Lighted pedestrian trails and landscaping buffer parking areas.

Private Roadway

All five lots in the Legacy Lands Commercial Subdivision share three access points, with each lot being able to access from any point. This limits the traffic impact of separate access points and assists traffic movement in, out and around the lots.

CENTERVILLE

Staff Backup Report

2/12/2020

Item No. 2.

Short Title: Shorelands Commerce Park - Residential Component - Discussion

Initiated By:

Scheduled Time:

SUBJECT

A review of current policy and code regarding the Shorelands Commerce Park-Mixed Node of the West Centerville Plan

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 02-07-2020 PC Staff Memo - SCP Mixed Node
- ▢ Shorelands Commerce Park Map

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

STAFF MEMORANDUM

DATE: FEBRUARY 7, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: SHORELANDS COMMERCE PARK & MIXED NODE ZONE

Section 12-480-6 of the Centerville General Plan details policy for the West Centerville Neighborhood. The West Centerville Neighborhood is broken into five zones: Centerville City Business Park, Parrish-Legacy Gateway Corridor, Shorelands Commerce Park & Mixed Node, Legacy Nature Preserve, and the South Industrial District. Prior to the development of the Megaplex Theater in the Parrish-Legacy Gateway Corridor, residential uses were deemed inappropriate in the West Centerville Neighborhood. Once a residential component was approved in the West Centerville Neighborhood, Staff and past Commissions suggested adding a residential node to the SCP Zone. The SCP and Mixed Node Zones are shown in a separate attachment.

GENERAL PLAN

The General Plan states the following in regards to the Shorelands Commerce Park:

“Due to a physical separation of this area by the construction of the parkway, the primary goal is to create a unique business park for continued economic growth for the city and to ensure compatibility of development with the purpose and intent of the Legacy Parkway & associated nature preserve.

Just as important as the parkway and preserve themes, this area should be preserved for the creation of a quality employment center for the South Davis Area.”

The General Plan also lays out the following 12 objectives in the Shorelands Commerce Park

- a. Rezone or adopt a business park overlay zone to focus on establishing land uses such as manufacturing, high technology industry, pharmaceutical and medical services, or other similar employment sectors.
- b. Allow for the controlled establishment of secondary supportive land uses as a transition into Farmington City. This area is to compliment the job creation market, such as small service commercial, mixed-use, and residential type uses.
- c. Develop an architectural theme for all buildings in the Commerce Park District. The theme is to be complimentary with regards to a shoreland type environment.

- d. Develop an architectural theme that establishes a shoreland style and motif, creates variation to exterior wall or facade lengths, selects an appropriate color palate with textures, identifies proper roof shapes and materials, and sets forth window and door treatment styles.
- e. Establish and maintain a consistent landscaping theme that is complimentary to the Legacy Parkway and Legacy Nature Preserve features on either side of the Park.
- f. Focus on a landscaping theme that establishes materials and plants that are native or complementary to the natural shoreland environment, creates informal transitions from the native or natural to the built environments, predominately uses shrubs, and low lying plant material, swales, and some berming for an appearance of openness, and trees for accenting formal or informal corridor features and buildings.
- g. Create a sense of connectivity with the landscaped areas, wetlands, and floodways of differing developments.
- h. Buildings and parking lots are to be aligned and/or clustered in manner to allow for connectivity of differing open spaces. Fencing should be minimal or non-existent.
- i. Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to architectural and landscaping themes of the Commerce Park.
- j. Focus signing regulations on requiring externally lighted wall and monument type signing, utilizes decorative forms and materials and artistic mounting platforms, and prohibits the use of excessive free- standing sign heights, electronic display messaging, and other distractive advertising elements.
- k. Establish appropriate lighting regulations to control undesirable light splay or glare which would have detrimental effect on the visual appeal of the Shoreland Environment.
- l. Focus lighting regulations on enhancement of architecture, pedestrian path and entryways, and for needed safety purposes and prohibit bright metal halide and flood type lighting, and prohibit open or undirected or unneeded light splay or other forms of light pollution.

ZONING CODE

The Shorelands Commerce Park and Mixed Node are now part of the Centerville Zoning Code 12.47. The residential element has been added to the Mixed Node portion of the Shorelands Commerce Park and lists Townhouse, Patio Home, and Multiple-Family Dwellings as permitted uses.

There are a few items called out in CZC 12.47 before development can take place in the SCP-Mixed Node:

- 50 contiguous acres minimum required to establish a SCP-Mixed Node Zone. If less than 50 acres, the request must be contiguous with previously establish SCP-Mixed Node Zone (CZC 12.47.050(a))
- Master Conceptual Plan required before Zoning Approval (CZC 12.47.120(a))
- 40% of a SCP-Mixed Node Zone project shall consist of Industrial, office and support commercial type uses (CZC 12.47.080 (b)(1))
- Residential uses shall only be established in conjunction with industrial, office and supportive commercial type uses (CZC 12.47.080 (b)(2))

- A maximum of 30% of allowed residential can be detached single-family dwellings, no more than 35% of allowed residential shall be stacked type multiple-family residential units (CZC 12.47.080 (b)(3))

DISCUSSION POINTS

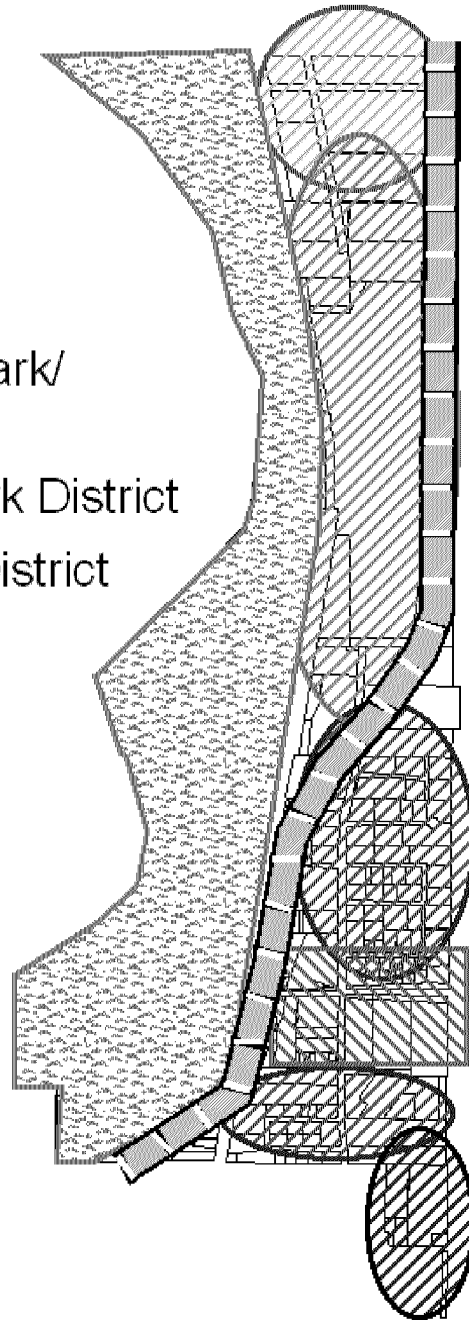
As yet, there are no current applications for development of the Shorelands Commerce Park due to lack of infrastructure. However, there is interest and a few discussions on how to develop this Zone have occurred. Recent discussions have focused on the mandatory distribution of uses in the Mixed-Node Zone. Past officials have held off on permitting residential uses because residents in the SCP-Mixed Node would align more closely with Farmington City than with Centerville City. This is a unique time to reevaluate the West Centerville Plan and SCP-Mixed Node Zone to determine if they still meet the needs of Centerville City or if there are ways to improve them.

NOTES:

- *See Novus Attachments for Shorelands Commerce Park and Mixed-Node Zoning Map*
- *Website Link to Existing Shorelands Commerce Park and Mixed-Node Zone Plan:*
 - <http://centervilleut.net/file/2019/10/12-480.6GP.current.pdf>

Legend

-  Legacy Parkway
-  Legacy Preserve District
-  Shoreland Commerce Park District
-  Shoreland Commerce Park/Mixed Node
-  Centerville Business Park District
-  Parrish Lane Gateway District
-  South Industrial District



Future Land Use Map

Map 1 of 2

West Side Neighborhood

CENTERVILLE

Staff Backup Report 2/12/2020

Item No. 3.

Short Title: South Main Street Corridor Plan Update - Next Steps

Initiated By:

Scheduled Time:

SUBJECT

This is a follow-up discussion from the Joint Work Session with the City Council. The Planning Commission will discuss possible next steps

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Staff Memo SMSC Plan - Next Steps

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

STAFF MEMORANDUM

DATE: FEBRUARY 12, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: SOUTH MAIN STREET CORRIDOR PLAN – NEXT STEPS

As a result of the last work session with the City Council, staff is under the impression that the Council is generally content with the direction the Commission has taken in the preliminary draft document. Additionally, it seems that the Council desires to allow the general public to weigh in with their thoughts on the suggested “*residential option*” created by the Commission.

Given that there is somewhat of an unknown outcome, staff believes that the Commission should move forward, separately from the Zoning Ordinance, and allow the public process to do the vetting of the Plan Element. As part of the vetting, the Planning Commission could forward a final recommendation of the Plan Element to the City Council. The Council could then hear from the public about the Plan Element recommendation then either adopt the plan, remand the document back to the Commission for further edits, or even place it on “hold” until the Zoning Ordinance is prepared and sent also to the Council.

Staff is suggesting the following:

- Schedule the Plan Element for a “*public hearing*” conducted by the Planning Commission
- Prepare and send notices, as follows:
 - Post the required “public notice,” as required by local and state statutes
 - Send the “public notice” out to the owners of affected properties, also a statute requirement (*meaning the owners of the original corridor and the new*)
 - Send the “notices” to all businesses affected by the changes (*meaning all owners of the new proposed corridor*)
 - Visually post the “notice” at a few points along the new corridor
 - Send the “notice” out with the City’s Utility Billing – the available cycle prior to the scheduled public hearing. *

*THE BILLING CYCLE IS THE 25TH DATE OF EVERY MONTH, UNLESS IT FALLS ON A WEEKEND – THEN IT’S THE FRIDAY BEFORE.

- Staff believes that this first hearing could potentially take place on March 11th, if the utility billing notice is sent out on the February 25th cycle.

CENTERVILLE

Staff Backup Report

2/12/2020

Item No. 4.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

Planning Commission Update:

- *Next Regular Meeting is February 26th*
- *No Scheduled Items - Staff is requesting a Meeting Cancellation to Attend the Utah Chapter Planning Spring Conference in Moab, Utah (Traveling Wednesday Afternoon and Conference is Thurs/Fri.)*

Planning Commission Goal Update:

- *Staff Seeking Direction for South Main Street Corridor Plan - See Memo as part of this Agenda*

City Council Update:

- *Nothing to Report*

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 2/12/2020

Item No.

Short Title: January 22, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

□ January 22, 2020 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 22, 2020
7:00 p.m.

A quorum being present at Centerville 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

Cheylynn Hayman, Chair
Kevin Daly, Vice Chair
Thomas Hunt
Mason Kjar
Christina Wilcox

MEMBER ABSENT

Becki Wright

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Leah Romero, City Recorder
Coralee Carroll, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Daly

DISCUSSION – REVISED SOUTH MAIN STREET CORRIDOR PLAN, NEW COMMISSIONER UPDATE

Community Development Directory, Cory Snyder reviewed and discussed with the Commission the status of the General Plan Draft for the South Main Street Corridor (SMSC). In the previous year, the Planning Commission began preparing a “revised element” for the South Main Street Corridor, which is part of the City’s General Plan. This update was a directive received by the Commission, as a result of a prior 2019 joint work session with the City Council.

The “revised element” has not yet been presented to City Council. The Planning Commission requested a joint work session for preliminary review of the “revised element”. Mr. Snyder informed the Commission that a joint work session with City Council was scheduled for February where the Commission’s “revised element” for the South Main Street Corridor would be reviewed, along with other planning concerns

Mr. Snyder presented the structural framework of proposed changes and a generalized summary of significant matters for the benefit of the newly appointed Planning Commission members.

Commissioner Wilcox asked how the proposed changes would be financed. Mr. Snyder stated this is a major issue regarding the viability/probability of implementing the developmental goals. Business owners (present and future), UDOT, the City and the County must all be willing to provide financial assistance or partnering (through grants or matching funds) for improvements. The proposed improvements can be implemented over time through private development. However, UDOT’s goals for Main Street (an arterial road) are motivated by function.

OPENING MEETINGS TRAINING – REQUIRED ANNUAL TRAINING ON THE OPEN AND PUBLIC MEETINGS ACT

Ms. Romney presented training on the basics of the Utah Open and Public Meetings Act. This training is required by law to be provided annually.

DISCUSSION – PLANNING COMMISSION 2020 WORK GOALS

Assistant Planner, Mackenzie Wood reviewed the Planning Commission's goals for 2019 and discussed their status:

1. Main Street Overlay and Table of Uses
2. West Centerville Neighborhood Plan Update
3. Moderate Income Housing Plan and updates in accordance with Senate Bill 35
4. Subdivision Ordinance Update Revisions

Other matters that were considered by the Commission in 2019 were:

1. Resolving the Residential-Medium density that is currently limited to six (6) units per acre, whereas the General Plan policy allows up to eight (8) units per acre.
2. Community Pathways planning by interconnecting existing trail and bike lanes with future expected pathways and bike paths.
3. Revise accessory setbacks in RL Zone.
4. 1250 West Transit Corridor to consider alternative transit needs with the West Centerville neighborhood area.
5. Shorelands Residential Component to review residential allowances and types for the Shorelands Mixed Use node.

Chair Hayman proposed the following Commission goals for 2020. The Commission agreed to accept the proposed goals.

1. Main Street Overlay and Table of Uses
2. Subdivision Ordinance Update Revisions
3. Shorelands Residential Component

Chair Hayman requested staff to provide updates on Planning Commission goals at each Commission Meeting.

DISCUSSION – TRAINING OPTIONS AND RESOURCES

Ms. Wood provided updates on possible training options. She also provided a list of useful training resources and website links. Dates and fees for most of the training options are not available yet.

Ms. Wood will update the Commission as more training information becomes available. She recommended the Commission attend the Utah League of Cities and Towns training. Ms. Wood

1 advised the Commission that \$400.00 is available in the current fiscal year training budget. Staff
2 has requested \$800.00 as the Commission training budget for the 2020-2021 budget cycle.

3
4 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT**

5
6 Ms. Wood reported the DeVore Property Rezone had been tabled by City Council at the
7 applicant's request. Ms. Wood also reported the agenda for the next Commission Meeting would
8 be minimal. Chair Hayman requested that discussion of the Shorelands Residential area be
9 added as an agenda item for the next meeting.

10 .

11
12 **MINUTES REVIEW AND ACCEPTANCE**

13
14 The minutes of the January 22, 2020 Planning Commission meeting were reviewed and
15 amended. Commissioner Daly **moved** to accept the minutes as amended. Commissioner Kjar
16 seconded the motion which passed by unanimous vote (5-0). Commissioner Wright was absent.

17
18 **ADJOURNMENT**

19
20 At 8:31 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Daly
21 seconded the motion, which passed by unanimous vote (5-0). Commissioner Wright was absent.

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28 _____
29 Leah Romero, City Recorder

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32 _____
33 Coralee Carroll, Recording Secretary

CENTERVILLE

Staff Backup Report 2/12/2020

Item No.

Short Title: February 4, 2020 Joint Work Session

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- February 4, 2020 Joint PC CC Work Session

Minutes of the Centerville **City Council and Planning Commission joint work session** held Tuesday, February 4, 2020 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince (arrived at 5:45 p.m.)
Stephanie Ivie
George McEwan
Robyn Mecham

PLANNING COMMISSION PRESENT Cheylynn Hayman, Chair
Mason Kjar
Christina Wilcox
Becki Wright

PLANNING COMMISSION ABSENT Kevin Daly
Thomas Hunt

STAFF PRESENT Brant Hanson, City Manager
Lisa Romney, City Attorney
Leah Romero, City Recorder
Cory Snyder, Community Development Director
Mackenzie Wood, Assistant Planner

SOUTH MAIN STREET GENERAL PLAN REVISIONS

Chair Hayman presented Planning Commission goals for 2020. The four primary Planning Commission goals are:

- Main Street Overlay and Table of Uses – partially completed late 2019
- Reconsider the allowance of the Shorelands Commerce Park Mixed-Use Node, as found in the West Centerville Neighborhood Plan – yet to begin
- Moderate Income Housing Plan and updates in accordance with 2019 Senate Bill 35 – additional work needed to sync the plan with the City's Transportation Element to comply with State statutes by December 31, 2020
- Subdivision Ordinance Update Revisions – partially completed

Commissioner Wright asked if the Council approved of the goals set, and a majority of the Council indicated agreement with the goals.

During 2019, the Planning Commission reviewed, discussed, and revised each section of the South Main Street Corridor General Plan. Cory Snyder, Community Development Director, stated the next step for the Planning Commission is to present the Plan to the public after receiving City Council feedback. Mr. Snyder said the Planning Commission discussed the possibility of reintroducing residential in the South Main Street Corridor as requested by the City Council, but struggled with the balance between commercial uses and residential. A residential

1 component is included as an optional section of the Plan. Recognition of the Deuel Creek
2 Historic District, which includes a portion of the South Main Street Corridor, inspired a desire to
3 include historic design elements in some way.
4

5 Mr. Snyder explained that the Planning Commission proposes reducing the boundaries
6 of the South Main Street Corridor to the area between the south side of Parrish Lane and Porter
7 Lane (previously north side of Parrish Lane to Pages Lane), returning the other areas to their
8 base zoning. The Plan revisions move away from form-based code, and encourage
9 restructuring of properties without mandating that buildings move closer to the street. Chair
10 Hayman said the revised Plan is meant to support the service-oriented commercial nature of the
11 SMSC with some minor historic design cohesion and an optional residential component.
12 Responding to a question from Councilmember Ince, Chair Hayman emphasized that property
13 owners would be able to update and remodel without having to move buildings to the street.
14

15 Mr. Snyder and Planning Commissioners explained that the Commission has seen an
16 increased number of requests for parking modifications, with evidence shown that less parking
17 would be needed than required by City Code. Mr. Snyder stated the Planning Commission
18 considers future use and parking needs in addition to existing use and needs of a property when
19 a request for parking modification is received. Councilmember Mecham commented that a lack
20 of parking has been a problem at some locations on Main Street. The group discussed the idea
21 of providing sufficient parking versus providing convenient parking. Commissioner Wright
22 commented that parking is a nuanced issue with many perspectives. Chair Hayman stated the
23 Planning Commission tends to be conservative about parking requirements.
24

25 Councilmembers Ivie and Mecham indicated they like the idea of reducing the
26 boundaries of the South Main Street Corridor, and the goal of supporting service-oriented
27 commercial. Councilmember McEwan thanked the Planning Commission for examining the
28 possibility of reintroducing residential, and said he would agree with the Planning Commission
29 presenting the optional residential component to the public for feedback. Councilmember
30 Fillmore said she would like to see mixed-use explored as a possibility in the Plan to provide
31 more flexibility for property owners. Councilmember Mecham spoke in favor of density
32 restrictions. Chair Hayman commented that expanding allowed uses would be an alternative
33 mechanism to density for encouraging property owners to upgrade their properties along Main
34 Street.
35

36 Commissioner Wright said the Commission discussed the possibility of City-supported
37 cohesive elements along the SMSC. Mr. Snyder suggested City-sponsored entry signs and
38 upgraded street signs as examples of minor elements that would contribute to a cohesive feel.
39 Commissioner Wright suggested the possibility of involving local schools in some unifying art
40 elements.
41

42 **ADJOURNMENT**

43
44 Councilmember Ince **moved** to adjourn the work session at 6:40 p.m. Councilmember
45 Ivie seconded the motion, which passed by unanimous vote.

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Leah Romero, City Recorder

Date Approved

Katie Rust, Recording Secretary