

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 13, 2018 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council 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, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. The full packet can also be viewed on the City's website: **<http://centerville.novusagenda.com/agendapublic>**.

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

7:00 PM **A. WELCOME AND ROLL CALL**
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT

Becki Wright, Commissioner

D. COMMISSION BUSINESS

- | | | |
|------|----|--|
| 7:10 | 1. | Public Hearing - Home Occupation Conditional Use Permit, Moon Products LLC
365 West 1350 North

ADMINISTRATIVE DECISION
Consider the proposed Home Occupation Conditional Use Permit for Moon Products LLC, a manufacturing and retail company based out of a home at 365 West 1350 North. |
| 7:30 | 2. | Public Hearing - Moss Acres Preliminary Subdivision - 2026 North Main Street

ADMINISTRATIVE DECISION
Consider the proposed Preliminary Subdivision for Moss Acres, a four-lot single family subdivision located at 2026 North Main. |
| 7:50 | 3. | Discussion: Planning Commission Goals 2018

The Planning Commission will set land use planning goals for the city for the upcoming year. |
| | 4. | Community Development Director's Report

Upcoming: |

Conceptual Plan Canyon Point

5. City Council Report
Pages Lane Update

E. MINUTES REVIEW and ACCEPTANCE

8:10 January 24th, 2018

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/13/2018**

Item No. 1.

Short Title: Public Hearing - Home Occupation Conditional Use Permit, Moon Products LLC 365 West 1350 North

Initiated By: Justin Moon, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Home Occupation Conditional Use Permit for Moon Products LLC, a manufacturing and retail company based out of a home at 365 West 1350 North.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 2-13-18 PC Staff Report Moon Products Home Occupation CUP
- 2-13-18 Moon CUP Site Plan and Description

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: JUSTIN MOON

PROPERTY LOCATION: 365 WEST 1350 NORTH

PARCEL SIZE: .2

ZONING DISTRICT: RESIDENTIAL LOW

APPLICATION: HOME OCCUPATION - CONDITIONAL USE PERMIT

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Background

Justin Moon has a hobby business that involves the manufacturing, repair, and selling of a coin counting machine that is primarily sold to laundromats and car wash operators. The machine is constructed on the applicant's property, sold at the rate of about one machine per month, and he will repair as many as three per month all within the confines of his property between a shed and his home. He runs the business alone and all machines are sold via phone or internet, creating no extra traffic for customers and employees.

This manufacturing and retail business is not on the "permitted" uses for home occupations, and therefore must go through the Conditional Use process instead.

Zoning Code

[12.62.060 Conditional Use Permit required]

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

Development Standards for Home Occupation Conditional Use Permit – 12.62.070

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

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

See below for all development standards.

For Permitted Uses:

1. Business License. The issuance of a home occupation permit shall not relieve a person from obtaining a City business license as may be provided in the Centerville Municipal Code.
 - ✦ A Business License will need to be obtained by the applicant.
2. Employees. A home occupation shall be operated only by persons who reside in a dwelling unit where the home occupation is conducted.
 - ✦ Mr. Moon is the sole operator and has no employees.
3. Fire Inspection. Every facility used in a home occupation may be inspected by the South Davis Metro Fire District prior to initial use and shall meet Fire Department standards at all times.
 - ✦ The applicant will need to obtain approval from the South Davis Metro Fire Department.
4. Hours of Operation. Family child daycare, family child residential certificate care facility, personal care, and personal instruction home occupations shall not be operated before 7 a.m. or after 9 p.m.
 - ✦ Mr. Moon states that while he works a full time day job and works on this hobby business after hours, it is rarely into the evening and makes little noise to disturb neighbors. The applicant shall comply with the Noise Ordinance as outlined in Municipal Code 7.09.
5. Inventory. Products produced pursuant to the home occupation may be kept on the premises. No other stock in trade, inventory, commodities, or other merchandise shall be kept on the premises for storage, wholesale, or retail sales, except for incidental or sporadic use.

- ◆ Inventory is kept inside the shed on the property. The highest number of machines kept at one time was seven machines at one time. Due to this limited amount of total inventory, the applicant shall be allowed to keep stock of products and parts on the premises within his home and the accessory buildings.
6. Modification of Structures. There shall be no visible evidence from the exterior of a dwelling or structure that they are being used for any other purpose than that of a dwelling or accessory building.
- ◆ Equipment is kept inside the sheds and within his home on his property and is locked when he is not home.
7. Nuisance. The home occupation shall not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference, or other causes.
- ◆ According to the applicant, very little noise or disturbance is created in the repair of these machines. The selling and shipment of the machines is no different than any Amazon packages through USPS or other delivery services.
 - ◆ The applicant shall follow the Municipal ordinance for noise, which prohibits “excessive noise which annoys, injures, or endangers the comfort, repose, health or safety of any neighborhood or person residing therein which under the circumstances would disturb a person of average and reasonable sensitivities.” [MCC 7.09.010]
8. Product Display. There shall be no external display of products or merchandise.
- ◆ None.
9. Secondary Use. A home occupation shall be conducted entirely indoors and shall be incidental and secondary to the primary use of a dwelling for residential purposes.
- A home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located.
 - Not more than 20% of a dwelling unit shall be used for a home occupation.
 - A home occupation shall not involve the use of any accessory building, yard space, or activity outside the main building not normally associated with residential use.
 - ◆ The Conditional Use Permit allows modification to these standards. Staff believes it is appropriate to keep these machines and the necessary tools within the applicant’s shed. This would not disturb the neighbors or the character of the neighborhood, and is not more than 20% of the dwelling used for home occupation business purposes. There is no intended use of the yard space for the business.
10. Signs. See CZC 12.54 (Signs).
- ◆ No signage for the business is on the property, but in the future any signs must follow CZC 12.54 for signs in Residential Zones.

11. Traffic, Parking, and Access. No home occupation shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone where the home occupation is located.

- Drop off or customer parking shall be located on paved portions of the lot or parcel in accordance with the requirements of CZC 12.52 (Off-Street Parking and Loading).
- No additional customer parking spaces shall be created.
- ✦ No traffic will be generated from this business since no customers come to the property, no employees are commuting because the applicant is the sole employee, and all retail shipping is done via postal service.

12. Yards. Yards surrounding a dwelling and any accessory building shall not be used for any activities or storage of any materials or equipment associated with the home occupation.

- ✦ All machines and repair tools shall be kept in the shed and within structures and are not to be stored outside.

Conditional Use Permits – 12.21.100

1. The **suitability** of the specific property for the proposed use;
2. The development or lack of development adjacent to the proposed site and the **harmony** of the proposed use with existing uses in the vicinity;
3. Whether or not the proposed use or facility may be **injurious** to potential or existing development in the vicinity;
4. The **economic impact** of the proposed facility or use on the surrounding area;
5. The **aesthetic impact** of the proposed facility or use on the surrounding area;
 - ✦ This business will mostly be ran from sheds on the property and within the home, with little noise and disturbance from the applicant. Most business is done over phone and via mail, and will therefore be more no more disturbing than most online shopping. No economic and aesthetic impact would be felt on the surrounding neighborhood.
6. The present and future requirements for transportation, traffic, water, sewer, and other **utilities**, for the proposed site and surrounding area;
 - ✦ This business shall not require any additional utilities than the residential home exists already on site.
7. The **safeguards** proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
8. The safeguards provided or proposed to **prevent noxious or offensive omissions** such as noise, glare, dust, pollutants and odor from the proposed facility or use;

9. The **safeguards** provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
10. The impact of the proposed facility or use on the **health, safety, and welfare** of the City, the area, and persons owning or leasing property in the area.
 - ✦ No safeguards are needed in terms of utilities, transportation, parking, etc, because there are no customers or employees at this home occupation. This business is not hazardous, and produces no known noxious odors or pollutants. Minimal noise would be created and would be limited by the Municipal Noise Ordinance. This business would therefore not affect the health, safety or welfare of the surrounding neighbors and community.

STAFF RECOMMENDATION

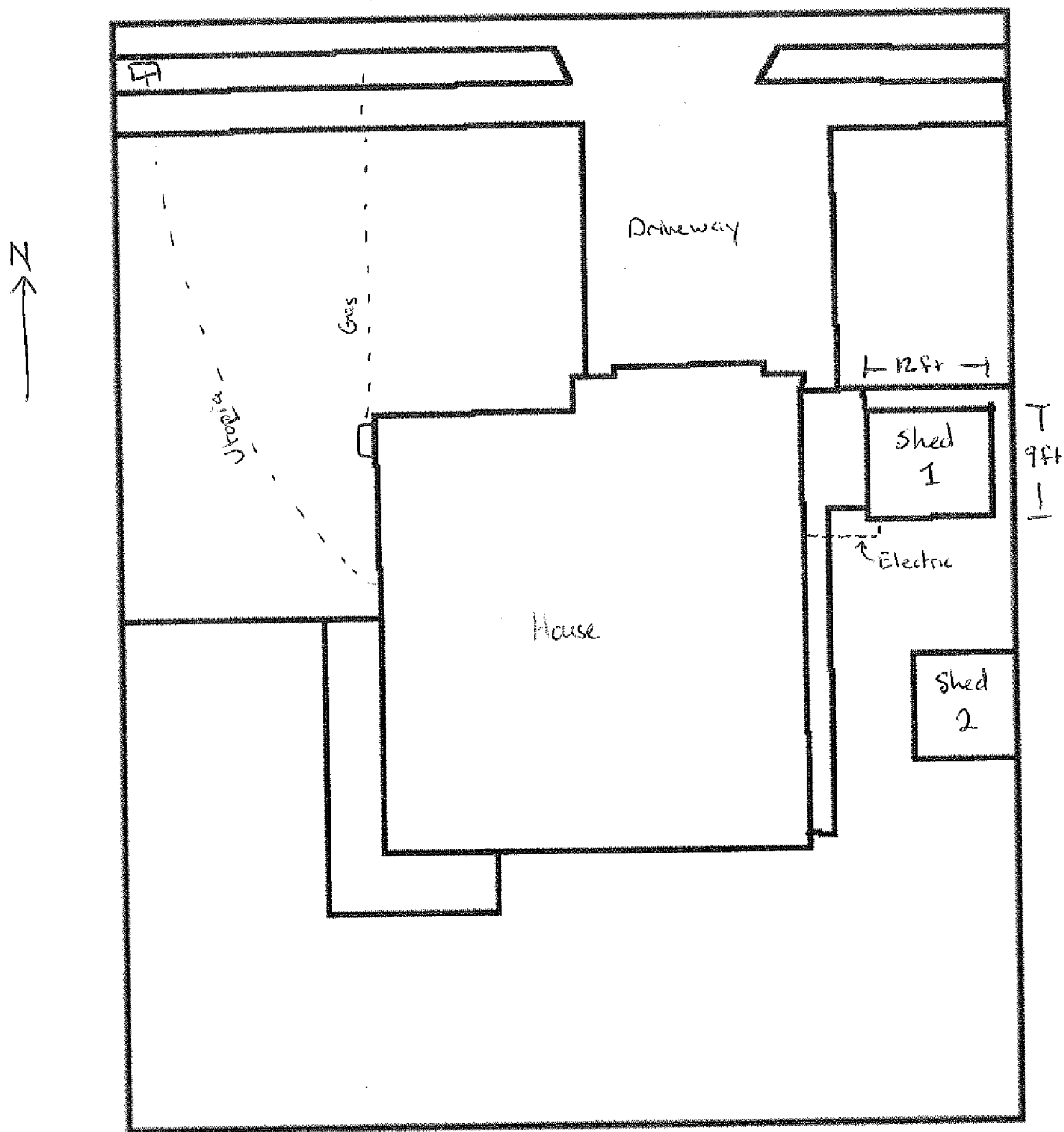
I hereby make a motion for the Planning Commission to recommend approval of the Conditional Use Permit for the Home Occupation for Moon Products LLC at 365 West 1350 North with the following conditions:

1. Applicant shall receive a Business License.
2. Applicant shall receive an approval from South Davis Metro Fire.
3. Applicant shall comply with the noise ordinance as outlined in MCC 7.09
4. The accessory buildings on the property may be used for inventory storage, repair, and use of the machines and tools necessary.
5. All inventory, tools, and materials shall be stored inside the accessory buildings or dwelling and shall not to be stored in the yard.
6. Signs shall be in compliance with CZC 12.54.

REASONS FOR ACTION

- A) Applicant's home occupation for Moon Products LLC involving manufacturing, repair and retail is not listed on the "permitted" use list for Home Occupation. Therefore, this Home Occupation use must be approved through a Conditional Use Permit.
- B) Modifications of the development standards listed in 12.62.050 may be allowed through the Conditional Use Permit process [CZC 12.62.070]. In the case of this business, allowing inventory on the premises and the use of accessory buildings may be permitted.
- C) The applicant's business meets the development standards as listed in CZC 12.62.070 and CZC 12.21.100

Moon Products LLC - Justin Moon 365 W. 50 N. Centerville UT 84014





Moon Products LLC – Justin Moon – 365 West 1350 North, Centerville, UT 84014 – 801-652-9559

Moon Products is a hobby business, manufacturing and selling bench top coin counting machines on the Internet (www.datec-coin.com) and by phone, primarily to car wash and laundromat operators. The business is small and fluctuates, in that I sell on average one new machine in a month, and I may repair up to three in that same month. I am the only person doing any work in the business. All of the equipment, materials and supplies that belong to the business fit in my shed, which is locked with a standard home exterior door (not the same key as my house) when I am not in it. None of the tools and materials are outside what one might expect to find in a hobbyists shed or garage. The operation of the business will not disturb any of my neighbors in any way. Noise levels are not high, and I rarely do work outside of daylight hours. The business does not generate any customer traffic to the neighborhood. There are no accommodations needed for waste disposal beyond my home's garbage can.

Justin Moon
Moon Products LLC
365 West 1350 North
Centerville, UT 84014
801-652-9559
moon@datec-coin.com

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/13/2018**

Item No. 2.

Short Title: Public Hearing - Moss Acres Preliminary Subdivision - 2026 North Main Street

Initiated By: Chad Morris, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Preliminary Subdivision for Moss Acres, a four-lot single family subdivision located at 2026 North Main.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 02-13-2018 PC Staff Report Moss Acres Preliminary Subdivision
- Moss Acres Preliminary Subdivision Submittal
- Preliminary Geotech Study Moss Acres

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

**STAFF REPORT
AGENDA: ITEM 2**

**APPLICANT: MORRISRIGBY LLC
C/O CHAD MORRIS
533 W. VALLEY DRIVE
CENTERVILLE, UT 84014
(chadmorris33@gmail.com)**

PROPERTY LOCATION: 2026 NORTH MAIN

**PARCEL SIZE: 1.03 NET ACREAGE
1.34 GROSS ACREAGE**

ZONING DISTRICT: R-L DISTRICT

APPLICATION: PRELIMINARY SUBDIVISION WITH HILLSIDE OVERLAY

STAFF RECOMMENDATION: RECOMMEND APPROVAL WITH CONDITIONS

**PREVIOUS CONCEPTUAL SUBDIVISION
ACCEPTANCE**

On September 27, 2017 the Planning Commission accepted the Conceptual Subdivision Plan for the Moss Acres subdivision, with specific directives:

- 1. Preliminary Subdivision Application shall be submitted in accordance of 7 CMC 15.03 of the Subdivision Ordinance.*
- 2. Preliminary Subdivision Plat shall also meet the requirements of the Hillside Overlay Preliminary Review, as listed in CZC 12.42.030(c).*
- 3. Dimension of lots and building area are amended to meet the standards as outlined in the Hillside Overlay Development Standards in CZC 12 12.42.040.*



4. A cash bond shall be established for the demolition of the existing accessory building on Lot 3, until a primary use (residential) is established on Lot 3.
5. Lot 3 lot lines can be adjusted accordingly in order to preserve the historic home on Lot 4, as depicted in the Conceptual Plat, and as allowed in CMC 18 15.05.020(d).
6. Other lots shall have the required right angles as the side lines of the lots.

PRELIMINARY SUBDIVISION REVIEW

Section 15.03.010 Preliminary Plat - Purpose – “The purpose of the preliminary plat is to require formal preliminary approval of a subdivision in order to minimize changes and revisions which might otherwise be necessary on the final plat and to ensure compliance of the subdivision with City ordinances and regulations. The preliminary plat and all information and procedures relating thereto, shall in all respects, be in compliance with the subdivision provisions and any other applicable City ordinances and regulations.”

DEVELOPMENT STANDARDS – PRELIMINARY PLAN REVIEW

Development Standards R-L Zones		Compliance
Minimum area	None	Yes
Minimum frontage	40 feet	Yes
Minimum width, interior lot	60 feet	Yes
Minimum lot, corner lot	70 feet	Yes
Hillside Development Standard		Compliance
Size	5,000 contiguous feet with slope less than 30%	Yes
Density	Underlying zone, but for lots with slope from 10%-20%, 1.5 times the minimum requirement.	N/A
Setbacks	With lots slope >10%, width must be 80 feet at the setback line	Yes
Max. Impervious Coverage	40% or 5,000, whichever is less	Likely *Note on Plat Required for Future Building Permits
Geology	50' Setback from All Surface fault Ruptures	No
	* Exception for Secondary Fault Ruptures is 30 feet (must be deemed acceptable by City Engineer & approved by the Planning Commission	Geotech Study recommends a reduction to 27.5 feet uphill and 31.8 feet downhill (see submitted report) Submitted Plat Needs to be no less than 30 feet uphill

		and at least 31.8 feet downhill City Engineer needs to verify and deem acceptable
Earthquake/Natural Hazard Acknowledgement	All owners of lots in the Hillside Overlay Zone must sign an acknowledgment of hazards and risk associated with land use in this area prior to the issuance of a building permit for any dwelling or accessory building.	Not Completed * Note on Plat Required for Future Building Permits

OTHER RELATED DEVELOPMENT MATTERS

Utility Easements Required - The subdivision plan submittal still needs to show the required three (3) public utility easements (each lot). All lot frontages are required to be 10 feet in depth and at least the other two easements (*one side lot and one rear lot*) are required to be a minimum of 7 feet in depth.

Secondary Irrigation Service – The plan submittal provides a letter from Weber Basin regarding secondary water. The letter indicates the ability serve the subdivision. However, it has not been determined whether additional water shares are necessary to provide adequate service. The developer ought to secure the final decision prior to obtaining any Final Subdivision approval.

Fire Hydrant Spacing – Fire hydrants are to be installed by the City, at the subdivider's expense, at locations determined by the City Engineer and the Fire Department. Hydrants located within 350 feet of any building site in the subdivision are to be charged with water and must be operable before a building permit may be issued. Fire hydrant spacing shall not exceed 400 feet.

The preliminary plans depict two (2) existing hydrants across the street from the subdivision project. However, in the case of an emergency use, it may necessitate closing of roads, which would be problematic in the case of Main Street traffic. The applicant needs to consult with the City Engineer and the Fire Marshall to evaluate the applicable regulations and determine if the current hydrant system is adequate.

Demolition Plan for Accessory Structures and Walls – According to Section 12.32.040.b.2, “*No accessory use, building, or structure shall be allowed on a lot or parcel unless a permitted or conditional use has been and is currently established.*” In reviewing the plan submittal, it appears that there may be five accessory buildings present on the property. The notes on the plans indicate that three buildings are to be removed, one building to remain (*without a primary use*), and one undefined (*without a primary use*). Additionally, plans depict a network of driveways and retaining walls that traverse throughout the property to be divided.

It is the opinion of City Staff, that the demolition strategy is incomplete and suggests that the following be addressed on the Final Subdivision Construction Plans:

- The undefined building depicted on Lot 4 needs to also be removed.
- The building to remain on Lot 4 would be inconsistent with the zoning regulations. However, a compromise would be to let the developer temporarily keep the building and market the lot.
- Nevertheless, have the developer also include in the bonding of the subdivision improvements the amount necessary to demolish the building and allow its' removal to be delayed for up to 18 months (same period allowed for improvement construction).
- Afterwards, if the lot has not been developed with a primary use in the 18-month period, then the developer must remove the structure prior to releasing the bond amount for it's demolition OR the City call on the funds for demolishing the structure.
- Additionally, the developer ought to include in the demolition plan the removal of a network of unnecessary driveways and retaining walls that traverse throughout the property to be divided. This would eliminate any confusion for future lot owners as they plan for future home construction.

PLANNING STAFF RECOMMENDATION

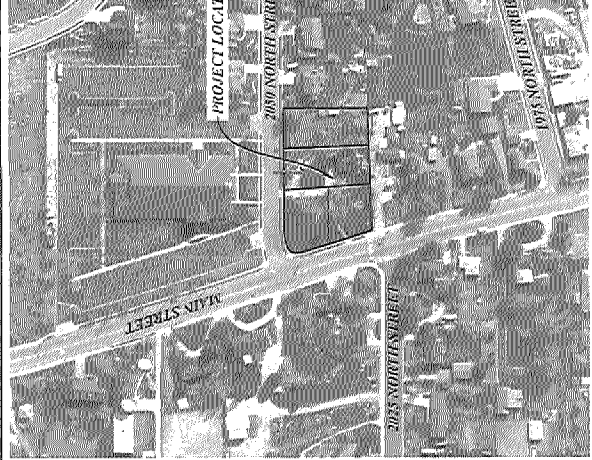
I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision for the Rigby Court Subdivision, subject to the following conditions:

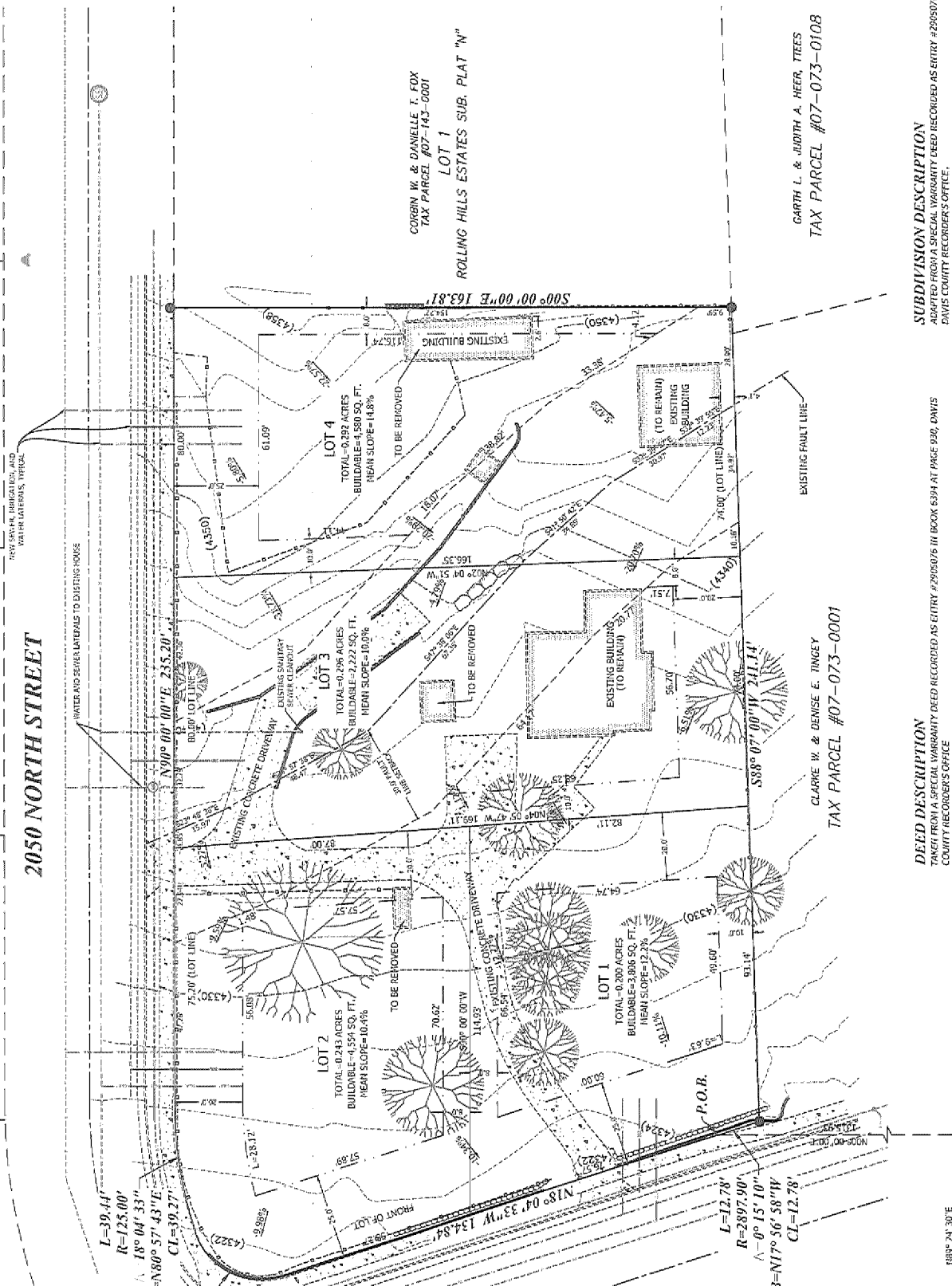
1. The Final Subdivision Plat and Plans shall reflect the lot layout and engineering dated January 31, 2018, or as amended by the City in preparation of its recording.
2. The Final Plat shall provide a plat note indicating that the Max. Impervious Coverage is 40% or 5,000 sq. ft., whichever is less.
3. The Final Plat shall provide a plat note indicating that all owners of lots in the Hillside Overlay Zone must sign an acknowledgment of hazards and risk associated with land use in this area prior to the issuance of a building permit for any dwelling or accessory building.
4. The Final Plat shall depict the required three (3) public utility easements (each lot). All lot street frontages are required to be 10 feet in depth and at least the other two easements (*one side lot and one rear lot*) are required to be a minimum of 7 feet in depth, as seemed acceptable by the City Engineer.
5. Fire hydrants are to be shown on the Final Plat at locations determined by the City Engineer and the Fire Department.
6. A demolition strategy plan shall be prepared and submitted with the Final Subdivision submittal and shall additionally address the following:
 - (a) The undefined building depicted on Lot 4 is to also be removed.
 - (b) The building to remain on Lot 4 would be inconsistent with the zoning regulations. The developer is to also include, with the bonding of the subdivision improvements, the amount necessary to demolish the building and allow its' removal to be delayed for up to 18 months (same period allowed for improvement construction). Afterwards, if the lot has not been developed with a primary use in the 18-month period, then the developer must remove the structure prior to releasing the bond amount for its demolition OR the City call on the funds for demolishing the structure.

- (c) Additionally, the developer is to include in the demolition plan the removal of a network of unnecessary driveways and retaining walls that traverse throughout the property to be divided. This would eliminate any confusion for future lot owners as they plan for future home construction.
- 7. Weber Basin Water shall provide written acceptance of the secondary water infrastructure plans to establish such service to the subdivision, prior to Final Subdivision Plat and Construction Plan Approvals.

Suggested Reasons for the Action:

- a) The Planning Commission finds that Preliminary Subdivision Plans are consistent with the previous Conceptual Plan Acceptance directives.
- b) The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the subdivision and Hillside Overlay ordinances.
- c) The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot development within the R-L Zone.





January 9, 2018
Job No. 457-003-17

Chad Morris
533 West Valley Drive
Centerville, Utah

Attention: Mr. Chad Morris

Ladies and Gentlemen:

Re: Preliminary Geologic Hazard and Geotechnical Design Criteria
Proposed 4-Lot Residential Subdivision
2026 North Main Street
Centerville, Utah

INTRODUCTION

This letter provides preliminary geotechnical recommendations, which can be used to initiate design of the referenced facilities. At this time, our field exploration is complete and the laboratory testing program has been initiated. Our final geologic hazard and geotechnical reports should be completed sometime in the next couple of weeks.

PROPOSED CONSTRUCTION

A 4-lot residential subdivision is planned for the site. It is anticipated that the new structures will contain two- to three-levels above grade with a full-depth basement level. Reinforced concrete construction will be utilized below grade and wood-frame construction above grade with some type of wood, stone, or masonry veneer.

Structural loads will be transmitted down through bearing walls and columns to the supporting foundations. Maximum column and wall loads are projected to be on the order of 40 to 60 kips and 2 to 3 kips per lineal foot, respectively. At-grade floor slab loads will be light.

SUMMARY OF SUBSURFACE CONDITIONS

In order to evaluate the subsurface soil and groundwater conditions across the site, three continuous exploration trenches were excavated across the site. The locations of the trenches were selected based upon the arrangement of existing facilities, and to intercept a

north/northwest trending fault trace as identified on Davis County Geologic Hazard Maps. The trenches were extended to depths of four to eight feet below surrounding grades in order to penetrate sufficiently ancient soils. The locations of the trenches are shown on the enclosed Figure 5, Site Evaluation.

While the exploration trenches were being excavated, three locations were selected to collect samples for our geotechnical study. At these locations, an exploration test pit was extended below the bottom of the trench. The test pits were extended to depths of 8 to 12 feet below existing grades.

Subsurface conditions encountered in the trenches and test pits were relatively consistent. Up to five feet of non-engineered fill was observed. The non-engineered fills appear to have been placed to achieve existing site grades. Underlying the fill and extending to the maximum explored depths of 4 to 12 feet, natural granular soils were encountered. The natural granular soils consisted of silty fine to coarse sand and gravel with occasional cobbles and small boulders. The natural sand/gravel soil is medium dense to very dense, moist, brown, and will exhibit high strength and low compressibility characteristics under the anticipated loading range.

PRELIMINARY SUMMARY OF GEOLOGIC HAZARD INVESTIGATION

Evidence of active faulting was observed in the exploration trenches. The north/northwest trending fault trace was intercepted at two trench locations. Although the surface expression of the fault has been subdued by more recent development at the site, a stereographic analysis of historical aerial photographs was performed to map the fault across the site. Appropriate setbacks for the observed faulting have been developed and are as follows: 27.3 feet on the uphill side of the fault and 31.8 feet on the downhill side. Fault setbacks can also be seen on Figure 5, Site Evaluation.

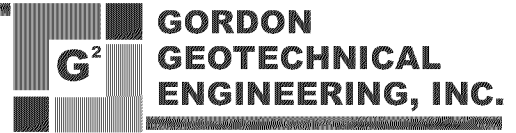
Evidence of landslide deposits was not observed in the exploration trench. Due to the lack of an upslope rock outcropping providing a source, the rockfall hazard is considered low. Based upon our interpretation of the geologic mapping of the area, active debris flow processes are not present in the vicinity of the site, thus, the debris flow hazard is considered low.

The presence of active faulting is the only recognized geologic hazard known to affect the proposed development at this time.

PRELIMINARY GEOTECHNICAL FINDINGS

Based upon the preliminary results of our investigation, and our experience with the subsurface soils in the area, the proposed residential structure may be supported on conventional strip and spread footings founded on suitable, natural granular soils and/or structural fill extending to suitable natural granular soils.

Job No. 457-003-17
Preliminary Geologic Hazard and Geotechnical Design Criteria
January 9, 2018



The most significant geotechnical aspects of the site are non-engineered fills and disturbed soils now present in the area of the exploration trenches. The trenches were backfilled with excavated material with some compactive effort; however, it was not compacted in lifts to the requirements of a structural fill. Non-engineered fills and disturbed soils associated with the exploration trenches will need to be completely removed from below the building footprint.

The attached table provides a summary of preliminary geotechnical design criteria recommended for use in foundation design. Settlement of foundations designed and installed in accordance with the above recommendations, should not exceed one-half to five-eighths of an inch.

GEOSEISMIC

The structure must be designed in accordance with the procedure presented in Section 1613, Earthquake Loads, of the International Building Code (IBC) 2015 and International Residential Code (IRC) 2015 edition.

For dynamic structural analysis, the Site Class D - Stiff Soil Profile as defined in Table 20.3-1, Site Classification, of ASCE 7-10 April 6, 2011 can be utilized.

Our analysis indicates that the site soils encountered at the site will not likely liquefy during the design seismic event.

If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Gordon Geotechnical Engineering, Inc.

Reviewed by:

A handwritten signature in black ink, appearing to read 'Jordan K. Culp', is positioned above the printed name of the staff engineer.

Jordan K. Culp, EIT
Staff Engineer

A handwritten signature in black ink, appearing to read 'Patrick R. Emery', is positioned above the printed name of the senior engineer.

Patrick R. Emery, State of Utah No. 7941710
Senior Engineer

PRE:nc

Encl. Summary of Preliminary Geotechnical Recommendations
Figure 5, Site Evaluation

SUMMARY OF PRELIMINARY GEOTECHNICAL RECOMMENDATIONS

Design Consideration	Recommended Design Criteria
Shallow Spread and Continuous Footings	
- Maximum allowable bearing pressure for footings established on suitable natural soils	2,500 pounds per square foot
- Minimum width (spread/continuous)	24/18 inches
- Minimum embedment (exterior/interior)	30/15 inches
Lateral Resistance	
- Equivalent Passive Fluid Density	300 pcf above water table ⁽¹⁾ 150 pcf below water table ⁽¹⁾
- Coefficient of Base Friction ⁽²⁾ Foundation on granular structural fill	0.45
Pavements	
- Parking Areas Flexible (asphalt concrete/aggregate base) Rigid (PC concrete/aggregate base)	2.5 inches / 7.0 inches ⁽²⁾ 5.0 inches / 4.0 inches ⁽³⁾
- Drive Lanes within Parking Lot Flexible (asphalt concrete/aggregate base) Rigid (PC concrete/aggregate base)	3.0 inches / 8.0 inches ⁽²⁾ 5.0 inches / 4.0 inches ⁽³⁾
Concrete Floor Slabs	4.0 inches of "free-draining" granular soil over suitable natural soil and/or structural fill extending to suitable natural soil

Notes:

⁽¹⁾ Based on granular structural backfill.

⁽²⁾ Over properly prepared soils and/or structural fill extending to properly prepared soils.

⁽³⁾ Over suitable natural soils and/or structural fill extending to suitable natural soils. Rigid pavements may not be established over collapsible soils, even if properly prepared.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/13/2018**

Item No. 3.

Short Title: Discussion: Planning Commission Goals 2018

Initiated By: Planning Commission

Scheduled Time: 7:50

SUBJECT

The Planning Commission will set land use planning goals for the city for the upcoming year.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- CC Transmittal Report 2016 & 2017 PC Goals

**CITY COUNCIL TRANSMITTAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: STEVE THACKER, CITY MANAGER

FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNING COMMISSION & LANDMARKS COMMISSION
GOALS & OBJECTIVES**

PLANNING COMMISSION

The Planning Commission has identified the following goals, which includes them as a prioritized list:

1. **Greater Proactive Planning** – review Administrative decisions and procedures to better define the Planning Commissions role in order to allow more time for proactive planning.
2. **South Main Street Corridor Plan** - including bike lanes & Pages Lane area
3. **West Centerville Neighborhood Plan** – revisiting the area and determine the future of the area with specific focus on the area South of Parrish Lane.
- 4a. **City Trials & Pathways** – Comprehensive look at future needs and opportunities.
- 4b. **Foothills Plan** – a focused effort towards future recreational needs and opportunities.
5. **Planning Already Underway**: Subdivision Ordinance & Open Space/Sensitive Land Matters that are in progress.

LANDMARKS COMMISSION

The Landmarks Commission has identified the following goals, which have been divided up by category:

Projects
1. Place one property on the National Register (CLG) 2. Complete an Intensive Level Survey for one property (CLG) 3. Purchase a National Register Sign for the Smoot Home 4. Begin purchasing signage for the Centerville City Deuel Creek Historic District to eventually be located on all streets entering the district

Activities

1. Summer home tour
2. Block party within the district which would be in association with the awards we give each year at the Landmarks Register Social
3. Logo competition for the Centerville City Deuel Creek Historic District
4. Continue printing TIMLINE the Landmarks Register News Letter

Ordinance

- | |
|--|
| <ol style="list-style-type: none">1. Complete the Centerville City Deuel Creek Historic District2. Amend 12-61 to include a section on demolition of Landmarks Registered Homes |
|--|

Training

- | |
|---|
| <ol style="list-style-type: none">1. Attend the Utah Heritage Foundation Preservation Conference2. Local historic conference in the Fall |
|---|

CENTERVILLE

Staff Backup Report 2/13/2018

Item No.

Short Title: January 24th, 2018

Initiated By:

Scheduled Time: 8:10

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 01-24-2018 PC Preliminary Minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, January 24, 2018

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 6:56 p.m.

MEMBERS PRESENT

Cheylynn Hayman, Chair
Kevin Daly, Vice Chair
Kathy Helgesen
David Hirschi
Logan Johnson
Becki Wright
Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Avalon Comly, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

PUBLIC HEARING – ZONING TEXT AMENDMENT – CHICKEN AND RABBIT PERMITS

Cassie Younger, Assistant Planner, explained that at the last Planning Commission meeting the Commission discussed the City Council's suggestion to abolish the renewal permit that is currently required for chicken and rabbit owners in Residential-Low Zones. During that meeting of the Planning Commission, the Commissioners agreed with staff that an initial permit should be required for chicken and rabbit owners. The Planning Commission suggested an annual "Chicken Census" be developed, in lieu of a renewal permit, to keep a record of residents who currently have chickens in the community in the case of disease outbreaks related to these animals. Expiration of the initial permit would follow the same rules as an abandonment of use in the Zoning Code – not having chickens for more than twelve (12) months would expire the permit.

Commissioner Hayman asked if the permit and census would apply only to chickens or to rabbits as well. Ms. Younger replied that the permit and annual census would also apply to rabbit owners.

Commissioner Wright asked if rabbits need a permit for pet use and Cory Snyder, Community Development Director, clarified that owners would only need a permit if the rabbits were being kept for family food use.

Chair Hayman opened a public hearing at 7:01 p.m., and closed the hearing at 7:01 p.m. seeing that no one wished to comment.

Vice Chair Daly commented that he feels it is strange to require permits for chickens and rabbits for family food use in Residential-Low Zones but not in Agricultural Zones. He feels that if permits are being required to keep a record of animals in cases of disease outbreaks, then both zones should have permits required. If not, then permits should not be required in either zone as it creates an undue burden for residents in Residential-Low Zones and for Staff.

Commissioner Wright asked staff how many agricultural parcels there are in Centerville versus Residential-Low parcels. Mr. Snyder responded that he does not know but he reminded the Commissioners that tracking owners of chickens and rabbits in Residential-Low Zones for possible health concerns is not what the permit is for – the permit is for land use. In Agricultural Zones it is assumed that the land is being used for raising animals, whereas that is not the assumption in Residential-Low Zones. The permits were required in Residential-Low Zones because there is a potential impact on the community to using land in those zones for animal production. Mr. Snyder acknowledged, however, that some disconnect still exists in that apiaries are allowed in Residential-Low Zones with no permit, whereas chickens and rabbits still require permits.

Chair Hayman asked what other cities do in regards to permitting for chickens and rabbits. Mr. Snyder replies that Centerville's permitting process is very similar to other cities.

Commissioner Wright made a **motion** to recommend to the City Council approval of the amendments to Zoning Code CZC.12.55.240 as shown below, with reasons for action (1) and (2). Commissioner Hirschi seconded the motion.

~~(a)(2) An annual~~ A permit shall be obtained from the City as described in CZC 12.21.090. In addition to the permit application forms, the City shall provide with all initial permit application packets, ~~as opposed to annual renewal permit applications~~, educational information as deemed necessary and appropriate by the City, including, but not limited to, information regarding the raising of chicken or rabbits, poultry and rabbit health care, and maintenance issues. All permits shall be non-transferrable to another person or property. Permits shall expire after 12 months of continuous non-use. City Staff shall send out an Annual Survey to determine status of permits. All permit applications shall also include the following:

(E) ~~For initial permits, an~~ An acknowledgement and consent form requiring signature from the applicant that he or she has read the supplemental educational information and agrees to abide by the terms and conditions of applicable ordinances. The acknowledgement shall also include language acknowledging

that the permit is not transferrable to another person or property and expires after one year of non-use.

Reasons for Action

1. The proposed zoning text changes are consistent with the goals and objectives of the General Plan [12-21-080(e)(1)].
2. The onetime permit allows residents in applicable zones to raise chickens and rabbits for family food production. [CZC 12.55.140]

Vice Chair Daly made a comment that he is inclined to vote yes on the motion because it is a step towards reducing the burden on residents in Residential-Low Zones and on Staff, though he doesn't believe a permit is needed at all. Commissioner Johnson agreed with Commissioner Daly and hoped that the City Council would consider moving in the direction of not requiring a permit for chickens and rabbits in Residential-Low Zones.

Chair Hayman said that she does not have a problem with licensing chickens and rabbits as she has to license her dogs each year.

Commissioner Wright commented that she appreciates having the permit as it means that residents who have chickens and rabbits in Residential-Low Zones have been given information on properly caring for the animals.

The motion passed unanimously (7-0).

**PUBLIC HEARING – PRELIMINARY SUBDIVISION – BOULDER SUBDIVISION 60 N
1400 WEST**

Commissioner Hirst and Commissioner Johnson recused themselves from considering this matter due to conflicts of interest.

Mr. Snyder explained that the applicant desires to subdivide an existing building and create a condominium plat for four spaces within the building. The Planning Commission previously reviewed and accepted the Conceptual Subdivision for the Boulder Subdivision. The applicant would now like a Preliminary Subdivision review. Mr. Snyder mentioned that currently the Preliminary Plans do not address compliance with any related building and fire code provisions regarding the conversion of the building into condominium spaces. Also, parking capacity and limitations are not spelled out on the plat or in the associated CC&R's to inform buyers to minimize conflicts between potential various owners within the building. Staff recommends approval of the preliminary subdivision on the condition that the applicant address these matters for the final plat review.

Chair Hayman asked about whether the owner of the north side of the building has concerns about his parking being impacted by this change, as there is a shared parking arrangement between the owner on the north side of the building and the applicant. Mr. Snyder

1 said that the north side owner is present at the meeting and will be speaking to this matter during
2 the public hearing.

3
4 The applicant, John Stout, was invited to speak and seeing that he was not present, Chair
5 Hayman opened a public hearing at 7:17 p.m.

6
7 Jerry Cook – Mr. Cook said that he is the founder and President of a company called
8 Interform which has grown every year, and which employs 110 people. He currently owns the
9 building to both the north and the south of the building owned by Mr. Stout. He provided some
10 history on ownership of these buildings. Mr. Cook explained that he is currently experiencing
11 parking problems at his building, and is disappointed in previous Planning Commissions for not
12 considering the parking issue. Parking is a serious concern for Mr. Cook and he explained that
13 between parking at Mr. Stout's building and his building to the north, the lot is currently full. He
14 said that he would like to sublet part of one of his buildings to another company that approached
15 him, but he can't even guarantee that the sublessee would have parking available to them, so he
16 might not be able to lease his property, which he explained will cause him to lose revenue. He
17 mentioned that the current parking conditions are putting more and more strain on other buildings
18 as well. Mr. Cook said he thought there was supposed to be a shared parking agreement that
19 was to be recorded and filed with the preliminary plans for the subdivision, but he cannot find such
20 an agreement. As such, he cannot see if the agreement was just between the original owners or
21 if it was an agreement to go on in perpetuity.

22
23 Mr. Cook also pointed out that in the original site plans there is a comment in the notes
24 that both lots stand on their own equal to sustain themselves. But also, in the same minutes, it
25 said that the lots can't stand on their own without shared parking. Mr. Cook stated that this is an
26 inconsistency.

27
28 Finally, Mr. Cook said that he thinks the City tried to accommodate the original owners of
29 the buildings who were related to each other, and did not think about what would happen if the
30 businesses expanded or ownership changed hands. He stated that each of the buildings are less
31 valuable or less likely to sell due to the fact that future tenants cannot be guaranteed parking and
32 that he would disclose the parking problem to any future buyer of his building.

33
34 Paul Hirst – Mr. Hirst stated that he represents the Cook's and the Hirst's as their engineer.
35 He asked that the Planning Commission not allow Mr. Stout to enlarge his parking. Their use is
36 such that if they keep the same mix of warehouse to office they would be required to have 43
37 stalls. Mr. Hirst says that based upon the plans submitted they only have 41 stalls if they take out
38 overhead doors and put parking stalls in front of them. Currently, with the overhead doors in place,
39 there are effectively 37 stalls. Mr. Cook is also required to have 43 stalls for his property to the
40 north, based upon his Use as approved by the City. In striped stalls he has the capability of
41 providing 35 stalls. This means that both buildings are deficient in parking. Mr. Hirst said that if
42 the Stout building was converted to office use today, they would require 72 stalls, which is
43 completely impossible. Mr. Hirst said that while the owners are free to subdivide the property any
44 way they want, there need to be strict restrictions recorded with the condominium documents that
45 limit them to the stalls that the property can produce. He stated again that he is requesting the

owners not be allowed to enlarge or change the use of the building as it is presently constituted, as they would be in violation of the ordinance.

Seeing that no one else wished to comment, the public hearing was closed at 7:33 p.m. by Chair Hayman.

Chair Hayman asked Mr. Snyder to address the comment that Mr. Cook made regarding inconsistencies in the original report. Mr. Snyder said that in the original report the staff had acknowledged that when the project was developed there was insufficient parking for one of the lots and quoted the City ordinance that owners have to maintain all of their stalls on their lot, unless another mechanism is provided. The Stouts then explained to a past Planning Commission that between the two lots there was sufficient parking in aggregate. As such, the Stouts asked the Planning Commission to approve a shared use allowance for parking between both lots, which was approved. Mr. Snyder explained that he has examined the original approval and found that between both lots the total approved office space was 12,419 sf, which required 62 parking stalls. The total warehouse use that was approved between both lots was 23,546 sf which required 24 parking stalls. Thus, the total site requirement was 86 stalls. The approved site plan provided 87 stalls, which is sufficient parking to cover the uses as built as originally approved.

Mr. Snyder agreed with Mr. Cook that the issue of convenience and territorializing of parking stalls may raise some concerns. However, recorded on the plat is the Shared Access and Use Agreement. At the moment, based on the current use, the two buildings are at capacity in terms of parking. This is why, Staff believes, the parking capacity and limitations need to be spelled out on the final plat and in the associated CC&R's to inform future buyers to minimize conflicts between potential various owners within the building.

Mr. Snyder pointed out that this issue would exist whether there was a shared access parking agreement between the buildings or not. He says that if the use of the building is to be changed, there would be a process for amending or changing the use. The owners would then be subject to either the limitations of the parking they have built or what can be installed in the future. Limitations on how much an owner can expand would also in part be determined by how much parking can be provided. If either party needed to go above the shared use capacity of 87, business licenses and site plan amendments would be held up until additional parking could be accounted for. If adequate parking could not be provided then the change to another use would not be approved by the City.

Mr. Snyder said that from Staff's view, there is no reason to deny a condominium use, as proposed, as it is an allowed use in the zone where the property is located, but that it is very important that in the condominium conversion for the future owner parking limitations be noted on the plat.

Commissioner Hirschi asked where the shared parking agreement is. Cory Snyder said it was approved and noted on the plat. There are no territorial preferences noted on the plat. Commissioner Hirschi said that he feels that any future buyers should be made aware of the parking issues when they buy the property. Mr. Snyder said that the only way the City can ensure that is to put notes on the site plan approvals and on the plats.

Lisa Romney suggested revisions to the Conditions for Approval of the preliminary plan as follows:

5. The parking capacity and limitations are to be spelled out in the associated in the associated CC&R's to inform future buyers to minimize conflicts between potential various owners within the building and added as a note on the plat.

6. All existing easements of record must be shown on the plat.

Chair Hayman agreed with Ms. Romney's suggestion.

Commissioner Wright asked if the Planning Commission would be given the opportunity to discuss the building use when reviewing the preliminary site plan. Mr. Snyder replied that there will not be any site plans in this case, because the Stout building is built out and all construction would be interior. Chair Hirschi confirmed with Mr. Snyder, however, that there is a condition for approval that talks about recording all the parking regulations and any kind of easements that exist and that if any use change were to occur the owners would also require an additional approval that they were following the parking requirements for the new use.

Commissioner Wright stated that it is obvious to her that the situation is not ideal with parking. She said that it is important moving forward to record parking easements and agreements, and that if the building use is going to change, then parking will need to be addressed. She stated that she believes the owner should be allowed to subdivide the building into condominiums as it does not violate any ordinances, as long as regulations are followed regarding how much parking is needed according to future use changes. Commissioner Daly agreed and said he does not think the owner can be prevented from changing the use of his building.

Commissioner Hirschi asks for a 7th Condition for Approval of the preliminary plan that the Shared Access and Parking Agreement be recorded so that it will appear on the preliminary title reports and is part of the closing package as the condominium owners buy properties. Lisa Romney responded that she was a little concerned about requiring the Shared Access and Parking Agreement to be recorded as there is only one applicant for the subdivision, where this agreement effects two different properties, and legal issues may arise from encumbering someone else's property who is not part of this application. Commissioner Hirschi said that he disagreed with Lisa's response as the property owner had previously signed the agreement and had therefore already agreed to submit his property to the agreement. Ms. Romney asked about the form and legal status of the referenced Shared Access Agreement. Mr. Snyder said it is his recollection that the Shared Access Agreement just needed to be in recordable form and the original plat was that recordable form. Ms. Romney suggested a 7th condition be added that Staff research and report back to the Planning Commission on the form and status of the Shared Access Agreement.

Chair Hayman made a **motion** for the Planning Commission to approve the Preliminary Plan for the Boulder Condominium Subdivision, with conditions (1)-(7) below and Reasons for Action (a) and (b). Commissioner Hirschi seconded the motion which passed unanimously (5-0).

- 1
- 2 1. A Final Subdivision Application shall be submitted in accordance of CMC 15.04 of the
- 3 Subdivision Ordinance.
- 4 2. The drafted HOA and CC&R's documents are to be deemed acceptable by the City
- 5 Attorney prior to final subdivision plat review by the Planning Commission.
- 6 3. The Final Plans shall be submitted to the City Building Official and South Davis Metro
- 7 Fire District for compliance with any related building and fire code provisions regarding
- 8 the conversion of the building into condominium spaces.
- 9 4. The applicant shall obtain written confirmation regarding compliance with applicable
- 10 building and fire code provisions.
- 11 5. The parking capacity and limitations are to be spelled out in the associated CC&R's to
- 12 inform future buyers to minimize conflicts between potential various owners within the
- 13 building and added as a note on the plat.
- 14 6. All existing easements of record must be shown on the plat.
- 15 7. Staff will research and report back to the Planning Commission on the form and status
- 16 of the Shared Access Agreement.
- 17

18 **FINAL SUBDIVISION – RIGBY COURT- 150 E JENNINGS LANE**

19

20 The owner, Fred Hale, has previously received comments from the DRC regarding his
21 preliminary plans for a four-lot subdivision. Mr. Snyder reported that Staff recommends approval
22 of the Final Subdivision Plat and Plans, on condition that the Final Plat provide a plat note
23 indicating that a City right-of-way "encroachment permit" is required for construction of and use
24 of the alley's drive access point from the public roadway, and that Weber Basin Water provide
25 written acceptance of the secondary water infrastructure plans to establish this service to the
26 subdivision prior to the recordation of the subdivision plat with Davis County. Mr. Snyder and
27 Vice Chair Daly recapped previous issues that had arisen about installing sidewalks in front of the
28 subdivision. Mr. Snyder explained again that the ordinance currently requires sidewalks unless
29 in an area where sidewalks are not required. Currently, there are no areas expressly defined as
30 not being required to install sidewalks.

31

32 Owner Fred Hale said that since the last time he was before the Planning Commission he
33 met with Weber Basin Water and had the route for the secondary water planned, but is waiting
34 for Weber Basin to help them with design. He said he expects a letter in the next week or two to
35 come from Weber Basin Water which should resolve this. He stated that he planned on putting
36 in sidewalks from the beginning of the process. He acknowledged that he needs a permit for a
37 private lane and needs to have it noted on the plat. Other than those items, Mr. Hale said he is
38 ready to proceed with construction.

39

40 Commissioner Hirst asked if the engineer reviewed construction of homes versus stability
41 of the road as was talked about previously. Mr. Snyder explained it had been determined that
42 right-of-way widths can be reduced in the Hillside Overlay Zone below the 50 foot width normally
43 required, but fills, when the width is reduced, still need to be able to be within the right-of-way to
44 keep the road stable. Given these ordinance requirements, Mr. Hale is going to build a 50 foot
45 right-of-way road and he is not asking for a reduction. In addition, as part of the front utility
46 easement there will be an additional slope stability easement along the lot frontages to cover the

toe of the fill. That fill will not be able to be disturbed within one (1) foot of the roadway as the home is excavated to protect the road from collapse. Mr. Snyder said this will be recorded on the plat as a utility easement for the public road frontage and an additional slope stability easement and pointed to note five (5) on Sheet 3 of the Final Plat for Rigby Court Subdivision.

Commissioner Helgesen made a **motion** for the Planning Commission to recommend to the City Council approval of the Final Subdivision Plat and Plans for the Rigby Court Subdivision, subject to conditions (1)-(8) below and with Reasons for Action (a) and (b). Commissioner Wright seconded the motion, which passed unanimously (7-0).

1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated December 27, 2017, or as amended by the City in preparation of its recording.
2. The Final Plat shall provide a plat note indicating that a City right-of-way "encroachment permit" is required for construction of and use of the alley's drive access point from the public roadway.
3. Weber Basin Water shall provide written acceptance of the secondary water infrastructure plans to establish this service to the subdivision, prior to the recordation of the subdivision plat with Davis County.
4. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to recordation of the subdivision plat with Davis County.
5. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.
6. A Preliminary Title Report shall be submitted to the City with the Final Paper Plat Submittal to the City Recorder.
7. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat with Davis County.
8. After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure.

Reasons for the Action

- a) The Planning Commission finds that Final Plat and Plans are consistent with the previous Conception Plan Acceptance directives and Preliminary Subdivision Plan Approval.
- b) The Planning Commission finds that the final subdivision complies with the applicable regulations of the subdivision and Hillside Overlay ordinances.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 10, 2018 meeting were reviewed and amendments suggested. Commissioner Hirschi made a **motion** to accept the minutes as amended. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Cory Snyder reported on upcoming issues that will be coming before the Planning Commission.

The next Planning Commission meeting is scheduled for Tuesday February 13, 2017.

ADJOURNMENT

At 8:13 PM, Commissioner Wright made a **motion** to adjourn the meeting, Chair Hayman seconded the motion, which passed by unanimous vote (7-0).

Cheylynn Hayman, Chair

Date Approved

Avalon Comly, Recording Secretary