

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 MARCH 11, 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. ADMINISTRATIVE DECISION - Public Hearing - Small Subdivision Waiver - 410 East 1000 South
2. ADMINISTRATIVE DECISION - Public Hearing - Small Subdivision Waiver - 490 East 400 South
3. LEGISLATIVE DECISION - Public Hearing - South Main Street Corridor Plan - General Plan Amendment
4. ADMINISTRATIVE DECISION - Public Meeting Item Only - Final Site Plan - Decant Station
5. DISCUSSION - Subdivision Ordinance Updates - Chapter 19 (Commencement of Development Activity)
Continue discussion of proposed revisions to Subdivision Ordinance - CMC 15 (Subdivision)
6. STAFF UPDATE - Community Development Director's Report

Upcoming Commission Items:

- Legacy Crossing, Lots 2 and 3, Conceptual Site Plan - Office & Retail

City Council Update:

- Nothing to Report

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

E. MINUTES REVIEW AND ACCEPTANCE

February 12, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report

3/11/2020

Item No. 1

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Small Subdivision Waiver - 410 East 1000 South

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 03-11-2020 PC Staff Rpt 410 E 1000 S Small Sub Waiver
- ▣ 410 E 1000 South Small Subdivision Submittal

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT/OWNER: **ZACHARY MAXFIELD
SILVERTHRONE, LLC
P.O. BOX 571037
MURRY, UTAH 84157
(zach.maxfield@gmail.com)**

PROPERTY: **410 EAST 1000 SOUTH (*PAGES LANE*)
PARCEL: 02-070-0078**

ACREAGE: **0.43 ACRES (*NET Property Area*), OR
0.63 ACRES (*GROSS Property Area – Needs To Be Verified*)**

ZONING: **RESIDENTIAL LOW (R-L)**

APPLICATION: **CONCEPTUAL SUBDIVISION WITH SMALL
SUBDIVISION WAIVER REQUEST**

STAFF RECOMMENDATION: **CONSIDER APPROVING THE SMALL
SUBDIVISION WAIVER WITH CONDITIONS**

BACKGROUND

The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently undeveloped and the proposed lot are future home sites involving new construction. Since the subdivision will be limited to two (2) lots, the applicant is seeking a “Small Subdivision Waiver,” as outlined in CMC 15.02.070. Such a waiver would eliminate the preliminary and final subdivision processes of the Subdivision Ordinance, if approved by the City. Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivision.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.2.106

A small subdivision is defined as a subdivision of not more than two (2) lots [CMC 15.1.104.45]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

The small subdivision does not require dedication of land for a street or other public purpose:

Staff Response: According to the Transportation Element of the City's General Plan, the subdivision does not require the additional dedication of land for a street or other public purpose.

The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan:

- **Staff Response:** Also, according to the Transportation Element, Pages Lane and 400 West is listed as a Major Collector or Minor Arterial Streets. 400 East Street is scheduled for reconstruction over the next several years, beginning with Parrish Lane to Center Street. However, Staff is not aware of any additional planned widening in the future for either street. Additionally, the element does not indicate any new connecting roads being proposed to run through any portion of the future two lots.

The lots are not part of a small subdivision approved less than three years earlier:

- **Staff Response:** The subject property has not been involved in any type of previous subdivision approval within the last three (3) years.

GENERAL SUBDIVISION REGULATIONS

Zoning Ordinance Requirements CMC 15.2.107(2)

Each lot must meet the bulk and area requirements for the Residential Low Zone, which are as follows:

Proposed 2 Lots: 400 East 1000 South (Pages Lane) Applicable Development Standards, Residential-Low Zone, CZC 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Frontage (at street)	40 Feet	80.5 & 70.5 Feet	
Minimum Width (setbacks)	60 Feet	80.5 & 70.5 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	Both ~ 4,000 sq. ft.	
Gross Density	4 Units Per Gross Acre	2 Proposed Lots – 0.63 acres (<i>gross</i>)	Likely, <i>but needs survey verification</i>

Improvements and Utility Easements Section CMC 15.2.107(3)

Utilities and services are likely available near or on-site for both lots. However, there may be some increased costs due to the roadway materials (e.g. concrete) installed along 400 East.

The applicant needs to provide all utility provider sheets verifying there are adequate services is available for the lots. The required 10-foot public utility easement for both lots have NOT been shown. The correct configuration for 10-foot street frontage and 7-foot side/rear

easements remains incomplete, at the writing of this report. The applicant will still be responsible for paying any related fees and bonds related to any public improvements.

Drainage – The property appears to be relatively flat. However, the subdivision construction plans need to address any applicable drainage matters and to be deemed acceptable by the City Engineer.

Lot Side Lines/Right Angles (CMC 15.05.020) – The subdivision plan depicts two (2) lots. The side lot lines (east-west) around and between the two lots are depicted at right-angles, as expected by the Subdivision regulations.

Driveway/Approach Configuration – The tract to be developed is located at the southwest corner of 400 East and Pages Lane. This intersection is the only signalized intersection operated by the City. Typically, according to the City Engineer, approach accesses are located about 150 feet from a signalized intersection (a UDOT Standard). However, the City does not have a specific adopted standard. Consequently, the City Engineer and Public Works Director are recommending that the driveway/approaches be located as far from the intersection as practical. Additionally, it is the Development Review Committee's recommendation that the subdivision be recorded as a Linen Plat. This would facilitate in depicting the approved driveway locations and reference plat note describing the same along with the required public utility easements.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split for property at 410 East 1000 South (Pages Lane) Street; "I hereby make a motion for the Planning Commission to approve the small subdivision waiver for Parcel 02-070-0078, subject to the following:

1. The small subdivision waiver shall be for Parcel #**02-070-0078**, and as shown on the submitted plans.
2. The following items shall be effective or addressed as part of this small subdivision waiver approval:
 - a. The applicant shall prepare a final paper plat for the property, as per the City subdivision standards, to the Centerville City Recorder. After the paper plat is deemed acceptable by the City, a Final Linen Plat, for county recording, shall be prepared, signed, and submitted to the City Recorder.
 - b. The prepared professional survey of the paper plat shall verify that the parcel is of sufficient size to meet the density requirements of the Residential Zone, of at least 1/2 gross acres (*net lot area, plus half of all street frontages*) and shall be deemed in compliance by the City Engineer and/or City Zoning Administrator.
 - c. The applicant shall prepare any required subdivision construction drawings for the minimum needed improvements (e.g. sewer, drainage and public improvements, etc.) to be installed for the subdivision and shall be deemed acceptable by the City Engineer.
 - d. The Plat shall show and provide all required street frontage and interior lot line public utility easements.

- e. Additionally, the driveway/approach locations shall be depicted on the final linen plat.
- f. All easements and driveway/approach locations shall be deemed acceptable by the City Engineer and Public Works Director.
- g. The subdivision construction drawings and plat shall show and comply with the required 2,000 square foot buildable area for the new lot.
- h. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire property area for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
- i. At minimum, the following plat notes shall be set forth on the final plat, or as deemed acceptable to the City Attorney, for the small subdivision waiver:
 - Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
 - Any installation of the driveway/approach for each lot shall comply with the depicted locations shown on the subdivision plat.
3. The applicant shall provide, with the paper plat and plans, all the required “utility provider” sheets to the City.
4. The applicant shall provide verification that the applicable secondary water service is available for the proposed lots and shall install all necessary improvements.
5. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the Final Linen Subdivision Plat.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in CMC 15.2.107 of the Subdivision Ordinance.
- b. The Planning Commission finds that two lots are consistent with the applicable Zoning Standards for the Residential Low Zone.
- c. The Planning Commission finds that with the conditions imposed, the general requirements for all subdivisions have been addressed and/or fulfilled [CMC 15.5].

410 EAST 1000 SOUTH, CENTERVILLE

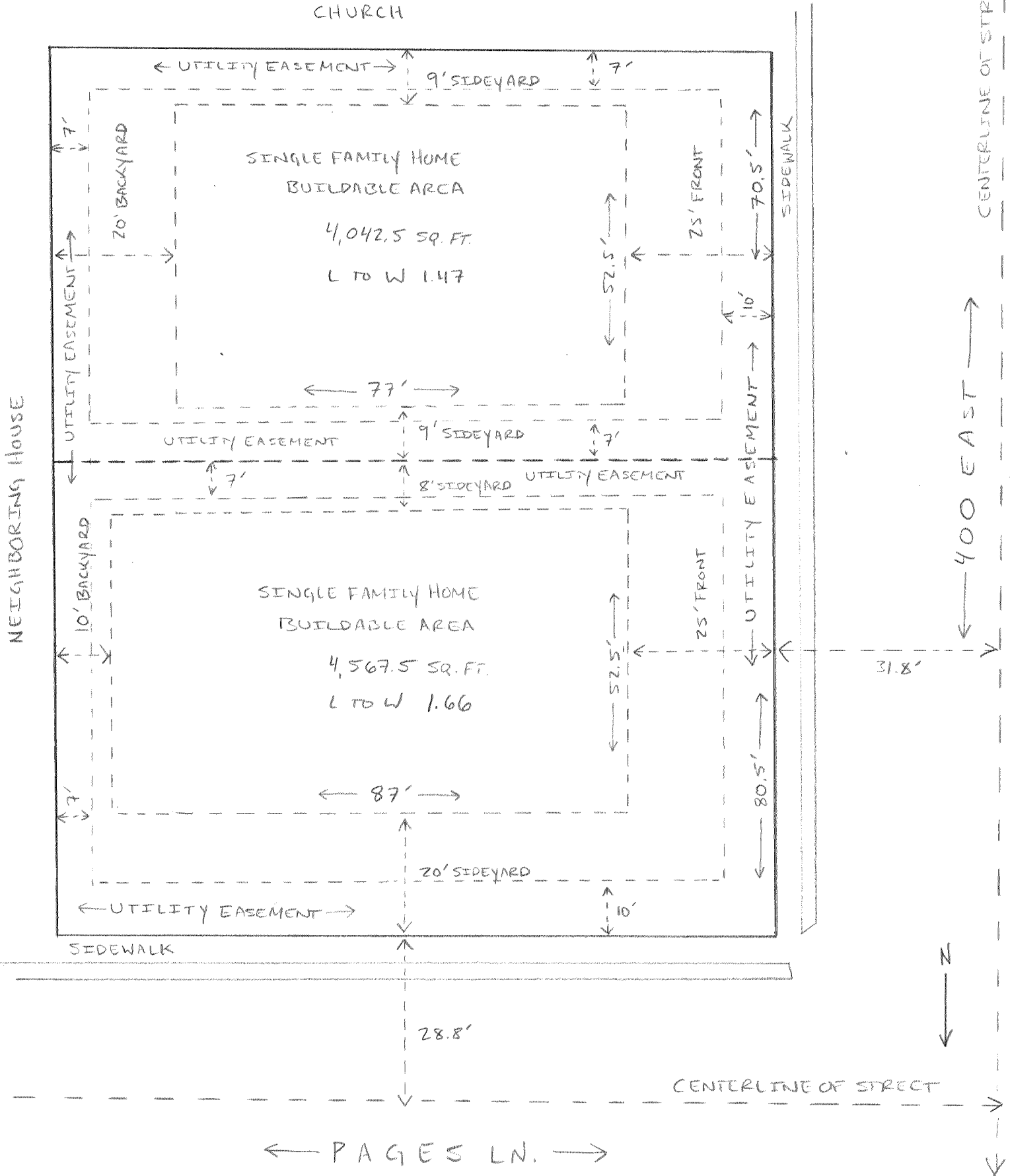
SCALE: 21.5' PER 1"

RESIDENTIAL-LOW (R-L) ZONING

122' X 151', 18,422 SQ. FT. LOT AREA, 0.43 ACRES

TO CENTERLINE OF STREET: 153.8' X 179.8', 27,653 SQ. FT. LOT AREA, 0.63 ACRES

CHURCH



CENTERVILLE

Staff Backup Report

3/11/2020

Item No. 2

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Small Subdivision Waiver - 490 East 400 South

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 03-11-2020 PC Staff -corrected- Report 470 E 400 South Small Subdivision Waiver
- ▣ 470 E 400 South Small Subdivision Waiver Submittal

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: **BRADLEY TRUMP
577 EAST 850 SOUTH
CENTERVILLE, UTAH 84014
(bradley.trump@gmail.com)**

PROPERTY: **490 EAST 400 SOUTH
PARCEL: 02-068-0141**

ACREAGE: **0.50 ACRES (*NET Property Area*)**

ZONING: **RESIDENTIAL LOW (R-L)
HISTORIC DISTRICT - DEUEL CREEK OVERLAY
(*EXISTING HOME SITE IS IN DISTRICT*)**

APPLICATION: **CONCEPTUAL SUBDIVISION WITH SMALL
SUBDIVISION WAIVER REQUEST**

STAFF RECOMMENDATION: **CONSIDER APPROVING THE SMALL
SUBDIVISION WAIVER WITH CONDITIONS**

BACKGROUND

The applicant desires to subdivide the property into two (2) single-family lots. The property is currently developed with a family home, pool, and accessory building. The applicant desires to construct a new single-family home in the area of the accessory building and has submitted for a building permit. As staff processed the request for a building permit, they discovered that in 1979 the area of the accessory building was divided by ownership from the established home site. This division was performed after the adoption of a City subdivision ordinance and without historically obtaining a City approval. Both properties have remained in family ownership through the years. Nonetheless, a development right for a second home site needs to be secured from the City to allow for the desired home, which requires installation of needed utilities and payment of all related fees.

Since the subdivision will be limited to two (2) lots, the applicant is seeking a “Small Subdivision Waiver,” as outlined in CMC 15.02.070. Such a waiver would eliminate the preliminary and final subdivision processes of the Subdivision Ordinance, if approved by the City. Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivision.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.2.106

A small subdivision is defined as a subdivision of not more than two (2) lots [CMC 15.1.104.45]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

The small subdivision does not require dedication of land for a street or other public purpose:

Staff Response: According to the Transportation Element of the City's General Plan, the subdivision does not require the additional dedication of land for a proposed street or other public purpose.

The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan:

- **Staff Response:** According to the Transportation Element, 400 South (aka: Porter Lane) is labeled a major collector street. According to the Public Works Director, there are NO plans to widen the street at this location.

The lots are not part of a small subdivision approved less than three years earlier:

- **Staff Response:** The subject property has not been involved in any type of previous subdivision approval within the last three (3) years.

GENERAL SUBDIVISION REGULATIONS

Zoning Ordinance Requirements CMC 15.2.107(2)

Each lot must meet the bulk and area requirements for the Residential Low Zone, which are as follows:

Proposed 2 Lots: 400 East 1000 South (Pages Lane) Applicable Development Standards, Residential-Low Zone, CZC 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Frontage (at street)	40 Feet	Interior Lot = 80 Feet Corner Lot (ex. home) = 184 & 80 Feet	
Minimum Width (setbacks)	60 Feet	Interior Lot = 80 Feet Corner Lot = 80/184 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	Undefined	Likely
Gross Density	4 Units Per Gross Acre	<u>2 Proposed Lots:</u> 0.90 acres (net) 1.14 acres (gross)	Likely, <i>but needs survey verification</i>

Improvements and Utility Easements Section CMC 15.2.107(3)

Utilities and services are likely available near or on-site for the new proposed lot. The applicant needs to provide all utility provider sheets verifying there are adequate services is available for the new lot. The required 10-foot public utility easement for both lots have NOT been shown. The correct configuration for 10-foot along all street frontages and 7-foot side/rear easements remains incomplete, at the writing of this report. The applicant will still be responsible for paying any related fees and bonds related to any public improvements.

Drainage – The property appears to be relatively flat. However, the subdivision construction plans need to address any applicable drainage matters and to be deemed acceptable by the City Engineer.

Lot Side Lines/Right Angles (CMC 15.05.020) – The subdivision plan depicts two (2) lots. The side lot lines towards the rear yards areas jog and are not at right angles, as preferred by the ordinance. Due to the historical built layout of the site, the general configuration of the subdivision is fixed at this point. The offset property lines were created to accommodate the way the parcel was developed (e.g. home, pool, and garage).

To accommodate these types of situations, the subdivision ordinance does allow some lot line variations, upon receiving a recommendation from the Planning Commission (*see CMC 15.05.020, Lots*). Due to this being a small subdivision request, the determination and approval is finalized by the Planning Commission (*see CMC 15.15.02.070*).

Other Related Development Matters - Although preliminary and final plat approval is not required for small subdivisions, the applicant for small subdivision is required to prepare and submit a final plat for recording in accordance with the requirements of Section 15.04.030 and comply with all public improvement, bonding, recording, and other applicable requirements for final plats as set forth in the subdivision ordinance.

Consequently, the applicant will need to hire a surveyor to prepare a final plat that includes both the new lot and the original lot for the existing home and pool. Additionally, the applicant will need to hire a civil engineer to prepare the needed construction plans for all related public improvements and have the City Engineer approve the construction plans and subdivision plat.

Additionally, the City Subdivision Ordinance requires connection to a secondary water source. The property is likely located in the Deuel Creek Service District. The applicant will be required to obtain or receive approval for secondary water service to the new lot.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split for property at 490 East 400 South Street; “I hereby make a motion for the Planning Commission to approve the small subdivision waiver, subject to the following:

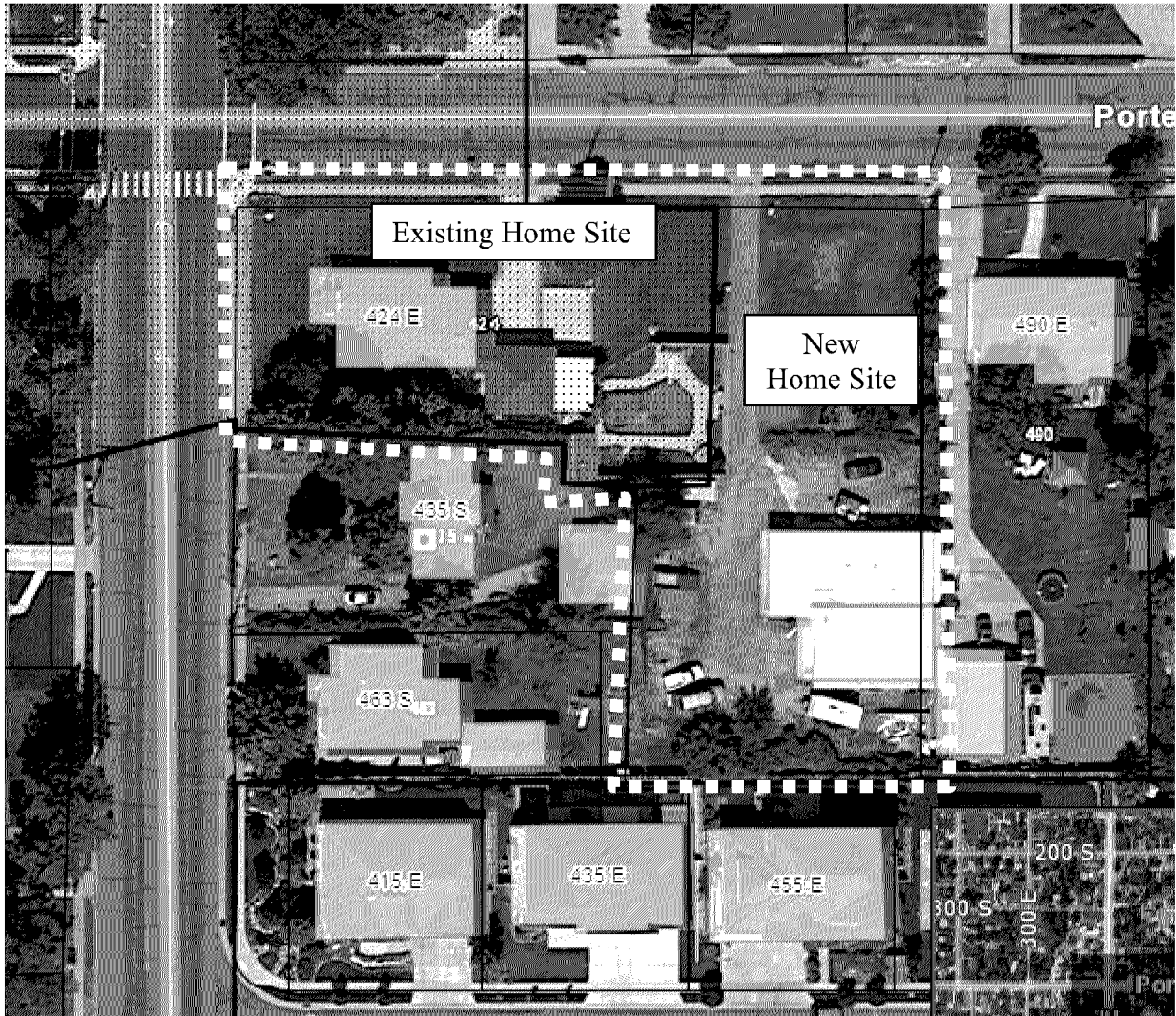
1. The small subdivision waiver shall be for Parcel #**02-068-0141** and #**02-068-0081**, located at approximately 424 East and 470 East 400 South Street.
2. The following items shall be effective or addressed as part of this small subdivision waiver approval:
 - a. The applicant shall prepare a final paper plat for the properties, as per the City subdivision standards, to the Centerville City Recorder. After the paper plat is deemed acceptable by the City, a Final Linen Plat, for county recording, shall be prepared, signed, and submitted to the City Recorder.
 - b. The prepared professional survey of the paper plat shall verify that the parcel is of sufficient size to meet the density requirements of the Residential Zone, of at least 1/2 gross acres (*net lot area, plus half of all street frontages*) and shall be deemed in compliance by the City Engineer and/or City Zoning Administrator.
 - c. The applicant shall prepare any required subdivision construction drawings for the minimum needed improvements (e.g. sewer, drainage and public improvements, etc.) to be installed for the subdivision and shall be deemed acceptable by the City Engineer.
 - d. The Final Plat shall show and provide all required street frontage and interior lot line public utility easements, which shall also be deemed acceptable by the City Engineer and Public Works Director.
 - e. The subdivision construction drawings and plat shall show and comply with the required 2,000 square foot buildable area for the new lot.
 - f. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire property area for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
 - g. At minimum, the following plat notes shall be set forth on the final plat, or as deemed acceptable to the City Attorney, for the small subdivision waiver:
 - Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
3. The applicant shall provide, with the paper plat and plans, all the required “utility provider” sheets to the City.
4. The applicant shall provide verification that the applicable secondary water service is available for the proposed new lot and shall install all necessary improvements.
5. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the Final Linen Subdivision Plat.

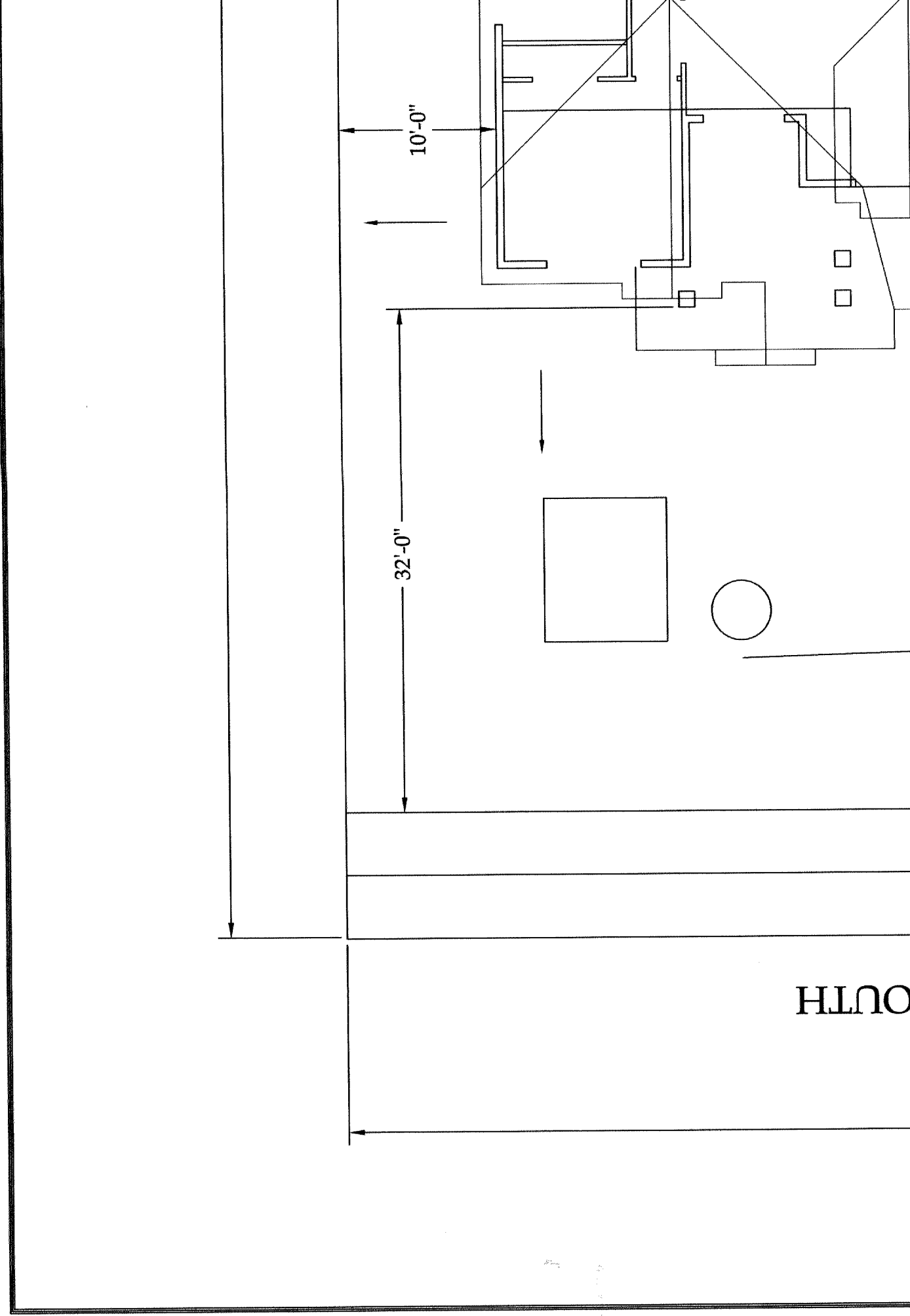
Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in CMC 15.2.107 of the Subdivision Ordinance.
- b. The Planning Commission finds that two lots are consistent with the applicable Zoning Standards for the Residential Low Zone.

- c. The Planning Commission finds that with the conditions imposed, the general requirements for all subdivisions have been addressed and/or fulfilled [CMC 15.5].

AERIAL PHOTO OF SMALL SUBDIVISION PROPERTIES





OUTH

CENTERVILLE

Staff Backup Report

3/11/2020

Item No. 3.

Short Title: LEGISLATIVE DECISION - Public Hearing - South Main Street Corridor Plan - General Plan Amendment

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 03-11-2020 PC Staff Rpt South Main Street Corridor Plan Summary
- ▢ Preliminary Draft Element - South Main Street Corridor Plan Update
- ▢ SMSC New Conceptual Boundary Illustration
- ▢ SMSC Conceptual Ideas for Street Space Design
- ▢ Existing SMSC Boundary Map

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

**STAFF REPORT
AGENDA: ITEM 3**

DATE: MARCH 11, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: SOUTH MAIN STREET CORRIDOR PLAN – PRELIMINARY DRAFT SUMMARY

RECOMMENDATION: CONDUCT THE SCHEDULED PUBLIC HEARING, TAKE TIME TO DISCUSS THE MATTER, AND PROVIDE FURTHER DIRECTION TO CITY STAFF

During the previous 2019 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 Planning Commission is now proceeding forward with the “public input” process by hosting this initial public hearing to receive input and feedback regarding the proposed draft. Afterwards, the Commission will discuss any needed changes and the need for further deliberation. Eventually, the Commission will formulate a formal “recommendation” to the City Council.

In assisting the general public prior to the scheduled hearing, this memo will describe the structural framework of the proposed changes and also provide a generalized summary of significant matters contained in the drafted South Main Street Corridor Plan. Below is the staff’s summary outline that will also likely be discussed in further detail at the scheduled public hearing:

- ✓ In addition to the Plan Element devoted to the South Main Street Corridor, there are various other policies located in other neighborhood specific plan elements. The first few drafted amendments are devoted to revising such policies to establish consistency amongst the various policy statements – (*see pages 1 and 2*)
- ✓ The South Main Street Corridor area is being reduced from its original size/extent. The proposed corridor now is located only from the south side of Parrish Lane to the north side of Porter Lane.
- ✓ The Corridor’s new planning segments are:

- North Parrish Lane Gateway Area
 - Civic/Cultural Area
 - Traditional Main Street Area
- ✓ The Corridor’s future planning policies are divided into the following categories:
 - Corridor Wide Viewpoints
 - Land Use Expectations
 - Built Environment Design Expectations
 - Corridor’s Street Space Expectations
 - [*Optional*] Residential Re-introduction Opportunities
 - ✓ The Corridor Plan’s “*optional*” residential re-introduction category regarding the future of allowance of residential uses will likely be any early focus for the policy debate. The generous allowance for residential uses of the original corridor plan received significant push back with prior development proposals and a significant part in the impetuous for the Council desiring a change to the corridor plan.
 - ✓ The Corridor’s Plan’ development design expectations are being significantly reworked. Originally, the Corridor Plan based development design on a principal known as “form-based” design.

Typically, a form-based design is mostly focused on the “built design” of a particular site. Priorities are set for where the building, parking, and other elements are located. Primarily, the design expects buildings to be located closer to the street, with enhanced features and landscaping, while parking is to be located to the sides and rear areas of a site.

The revised corridor design expectations still focus on the built architectural and landscaping expectations. However, it diminishes the expectations for the positioning of the buildings and parking areas.

- ✓ Lastly, the Corridor Plan’s Street Space (*i.e. public realm*) is being reworked. This part of the original plan fell short of its intended completion. The former efforts to develop “*public space*” design provisions were hotly contested in the past. The currently adopted scenario of the Corridor Plan was passed to create the minimally needed guidance requiring symmetry on both sides of Main Street with sidewalks and park strips. The proposed policies still use the adopted minimal baseline and establish the future design enhancement expectations for both the travel lanes, the park strip areas within the corridor, and the landscaping design along the corridor.

NOTES:

- See Novus Attachments for This Report for The Revised Draft of The South Main Street Corridor Plan
- Website Link to Existing South Main Street Corridor Plan:
http://centervilleut.net/file/2019/10/12-480-7-GP-Main-Street-Corridor-Plan_2010-as-approved-by-cc-11-16-2010.pdf

SOUTH MAIN STREET CORRIDOR

[GENERAL PLAN DRAFT LANGUAGE CONCEPTS]

CHAPTER 12-430-2. COMMERCIAL DEVELOPMENT POLICIES.

[existing language edits] Policy 2, Main Street commercial area:

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded somewhat as the traditional commercial center of Centerville, though in reality it never became a strong merchant focal point. Nonetheless, this small section of the Main Street corridor did and does provide needed local community services. The Main Street commercial area is linear, fragmented and limited in scope, though a few new buildings have been constructed here in recent years. Some revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community, as further described in Chapter 12-480-7, South Main Street Corridor Plan.

CHAPTER 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.

[existing language edits] Policy 2.b, Main Street Commercial Area:

The area on Main Street between 400 North (Parrish Lane) and 400 South (Porter Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong merchant focal point. Nonetheless, this small section of the Main Street corridor did and does provide needed local community services. The present structure of commercial development with its numerous individual properties, small frontages, short setbacks, and older buildings tends to work against the possibility of any large scale, unified commercial development.

1. The Main Street commercial area should be allowed to remain as a local service needs or specialty retail area. To encourage any larger scale commercial development would be detrimental to surrounding residential areas and to the future function ability of Main Street as an arterial road.
2. The Main Street commercial area is linear, fragmented and limited in scope. Consequently, revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community, as further described in Chapter 12-480-7, South Main Street Corridor Plan.
3. Future commercial development in the Main Street area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.

4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east of Main Street.

CHAPTER 12-480-3. NEIGHBORHOOD 2, SOUTHWEST CENTERVILLE.

[existing language edits] Policy 2.a, Main Street Commercial:

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong merchant focal point. Nonetheless, this small section of the Main Street corridor did and does provide needed local community services. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development unlikely.

1. The Main Street commercial area should be allowed to remain as a local service needs and specialty retail area. To encourage any larger scale commercial development would be detrimental to the surrounding residential areas and to the future functionability of Main Street as an arterial road.
2. The Main Street commercial area is linear, fragmented and limited in scope. Consequently, revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community, as further described in Chapter 12-480-7, South Main Street Corridor Plan.
3. Future commercial development in this area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block west of Main Street.

CHAPTER 12-480-7 – SOUTH MAIN STREET CORRIDOR PLAN

(rescind all of PART 12-480-7)

[replace with] **A. Background**

Over the past few years, the City Council has increasingly expressed concerns regarding the density and design standards regarding the 2008 South Main Street Corridor Plan. Early on, after its adoption, residents expressed discomfort regarding the “*residential densities*” that the “*mixed-use*” concepts allowed. In 2015, the allowable “*residential densities*” were altered in a reduced manner in response to public concerns. Around this same time, the expected “*public space*” plan was tempered in response to additional concerns from both elected officials and the public. The

initial effort to adopt a “*public space plan*” had raised concerns regarding liability and maintenance issues related to streetscape furniture and furnishings. Some of these streetscape features potentially conflicted with UDOT’s traffic regulations, while others were deemed too expensive or took up space along Main Street that competed with the City’s 4th of July Annual Parade. Ultimately, the anticipated “*public space plan*” was rejected in the initial form that it was presented.

In early to mid-2018, the City Council and Planning Commission met and undertook an effort to re-review the allowable uses of Main Street and the resulting outcome raised added concerns about the relationship of the allowable land uses and the regulations adopted in the South Main Street Overlay. Also, near this same time, the City reviewed several regulatory amendments that were needed to accommodate the construction of the proposed new Centerville Fire Station, which further confirmed the development conflicts with the SMSC Overlay regulations. All of these matters culminated in a March 2019 work session meeting between the City’s Planning Commission and City Council. The fundamental findings reached in this meeting regarding South Main Street can be reviewed in “*Section D*” of this Chapter.

Subsequently, the general consensus of this meeting was that currently adopted South Main Street Plan and associated Zoning Ordinances would not adequately support or be advantageous in balancing the current and future needs of the commercial property owners and adjacent residential uses for the South Main Street area. Therefore, it was time to reevaluate the original 2008 Vision and formulate a replacement vision to better balance these challenging and sometimes competing land use patterns. The recommendation of how to proceed from the Planning Commission and then acceptance by the City Council entailed the following:

- a. **GENERAL PLAN** - Re-write/modify the existing Generalized Sections of the General Plan’s Goals regarding Main Street to reflect a consistency with the Corridor Plan.
- b. **GENERAL PLAN** - Create an alternative/reformat for the adopted independent SMSC Plan (*Section 12-480*) that identifies what the new goals and objectives are to be.
- c. **ZONING ORDINANCE** - The SMSC Overlay Zone District would need to be annulled and replaced in a manner, such as:
 1. Eliminate the SMSC Overlay Zone District and write new design with performance regulations that are specific for Main Street. This would be analogous to what has been done in other Zoning Districts, such as the Parrish Lane Gateway Design or the Shorelands Commerce Design regulations.
 2. Consider reducing the corridor area to be regulated – example limit General Plan and Zoning Ordinance changes from Parrish Lane to Porter Lane – rather than from Parrish to Pages

B. Formation of an updated South Main Street Corridor Context

The overall context of the South Main Street Corridor Plan is to admit that although *South Main Street was previously viewed as the traditional commercial center of Centerville, in reality it never became a strong focal point of the Community*. Overtime, Pages Lane and Main Street declined in any strong commercial focus and were replaced with the placement of the interchange for Interstate 15 at Parrish Lane and the subsequent regional commercial center that developed along the Parrish Lane Corridor. Though one remaining strong point for the South Main Street area is that of local ownership and land uses that provide services predominately oriented to the local community. Accordingly, the “*the South Main Street Corridor Context*” is to maintain and promote opportunity for local owners to be successful and any future additional land uses are to be viewed in a manner to mitigate conflicts with and espouse the character of the surrounding residential environment, including, but not limited to the Duell Creek Historic District (*see CZC, Chapter 12-49*).

C. South Main Street Corridor Plan Guiding Principles

In 2018, the City’s Planning Commission conducted several “*public outreach*” meetings to discuss South Main Street Corridor, particularly with regards to the allowable commercial uses. The Planning Commission later met in 2019 and reviewed the comments that were received. The following topics and guiding principles were developed to assist with developing the vision for the Corridor Plan:

- ✓ **Housing** - *Residential use may play a limited or accessory role on Main Street.*
- ✓ **Commercial** - *Small business and local ownership is desirable.*
- ✓ **Identity** - *Respect the local historic feel of our community while blending business and residential needs.*
- ✓ **Long Range Pledge** - *Collaborate to achieve consistency for a committed, realistic outcome.*
- ✓ **Design** - *Encourage improvements to achieve a local historic feel through options and incentives.*
- ✓ **Transportation** - *Balance local business and residential access needs with the through traffic of the corridor and Consider the safety of pedestrians and other users in the corridor.*

D. South Main Street Corridor Plan Vision

The South Main Street Corridor is considered the traditional “heart” of Centerville City. Most importantly it is desired that the streetscape and built environment reflect the localized civic, social, and commercial service area that make up the Centerville City Community. Additionally, walking and biking within this area should be an equal priority mode of travel that occurs within the Corridor.

The South Main Street Corridor Plan’s (*SMSC*) Vision establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the public and City’s

appointed and elected officials (aka “*Vision*”). Additional planning notions and concepts have also been included to help establish the policies of the overall SMSC Plan Vision.

In the case of the SMSC Plan, the “**fundamental notions**” used for formulation of the **South Main Street Corridor Plan** are:

- ✓ *The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded somewhat as the traditional commercial center of Centerville, though in reality it never became a strong merchant focal point. Nonetheless, this small section of the Main Street corridor did and does provide needed local community services.*
- ✓ *The Main Street commercial area is linear, fragmented, and limited in scope, though a few new buildings have been constructed here in recent years.*
- ✓ *Revitalization is warranted and should to be encouraged, but in a limited manner to maintain the local service-oriented uses (aka: “service commercial”) for the community.*
- ✓ *The Main Street Corridor should be addressed in whole, however there are differentiating characteristics between the east and west sides of the roadway that need to be considered in defining an appropriate land use and development pattern.*
- ✓ *All future commercial development along Main Street should conform to performance [e.g. design] guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas*

Furthermore, for the South Main Street Corridor, the **Plan’s Vision is expressed using five (5) different elements or goals.**

- **Corridor Wide Viewpoints**
- **Land Use Expectations**
- **Built Environment Design Expectations**
- **Corridor’s Street Space Expectations**

[OPTIONAL COMPONENT]

- **Residential Re-introduction Opportunities**

In addition to the elements, the South Main Street Corridor area is divided into **three (3)** different sub-areas. Each sub-area plays a slightly different and at sometimes distinct role in how land use patterns are to develop in that particular area of the neighborhood. These sub-areas are identified as follows:

- **North Parrish Lane Gateway Area** – South from Parrish Lane; 1) East Side to Smith Park, 2) West Side to the Post Office located at 261 North Main.
- **Civic/Cultural Area** – South from; 1) East Side from Smith Park south to 100 North, 2) West Side from Post Office to 100 North Street.

- **Traditional Main Street Area** – Both sides of street, from 100 North to north side of Porter Lane.

These principles, goals and objectives associated with the SMSC Plan are to be considered as statements of policy and are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs. Additionally, each goal may be accompanied by descriptive text that is intended to assist with understanding the purpose, intent, and interpretation of the goal.

The SMSC Plan identifies five (5) corridor planning essentials, with goals and objectives being included for implementation. These planning essentials, goals, objectives, and graphical maps for the South Main Street Corridor Plan are described on the remaining pages of this document.

SMSC PLAN PROPOSED GOALS AND OBJECTIVES:

I. Overall Corridor Context

Goal 1 - Maintaining the Local and Historic Character of Main Street

Main Street has been generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong merchant focal point. Nonetheless, this small section of the Main Street corridor did and does provide needed local community services. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development undesirable with the residential neighborhood located adjacent to the corridor.

Historically, the City's General Plan has addressed South Main Street as a boundary between the Southeast and Southwest Neighborhoods in its geographical extent (*i.e. ½ block limitations for commercial zoning*). The SMSC Plan now desires to better unify the land use and design pattern for the corridor, but to recognize the differing elements of the east versus west sides. These differences are, but not limited to, topographical differences, parcel sizes, acceptable or desirable uses, and adjacent residential use types.

OBJECTIVES:

1.A. *Land Use Pattern Expectations* - The Main Street commercial area is to remain as a local service needs and specialty retail area. To encourage any large-scale architype commercial development would be detrimental to the surrounding residential areas and to the vehicular functionability of Main Street as an arterial state road.

1.B. *South Main Street Character* - The Main Street Corridor should be addressed in whole, however there are differentiating characteristics between the east and west sides of the roadway that need to be considered in defining an appropriate land use and development pattern.

1.C. Historical Context - The Deuel Creek Historic District, which includes a portion of the South Main Street area, is primarily located just east of Main Street. The District not only includes many historic homes interior to the neighborhood, there are two National Register Sites located within the corridor area, which are the Randall Gas Station and the Whitaker Museum. All development adjacent to any historic site needs to be contextually sensitive to the built historical presence of these structures.

II. Land Use Planning Expectations

Goal 2 - Preserving and Encouraging Local Owner Investment of South Main Street Properties and Encouraging Partial Future Re-Development

To date, the South Main Street Corridor is predominantly comprised of localized property ownership and investment. Approximately, 62% of the properties are owned by Centerville residents and business owners and increases to 89% when adding the Davis County area residents. About 83% of the County Assessed Value comes from commercial uses with 64% of the land devoted to commercial type uses. The estimated 2015 Davis County Market Value of commercial land was over \$27 million (*see August 04, 2015 SMSC Data and Analysis presentation to City Council and Planning Commission*). This local owner investment and commitment is a desirable attribute and is what creates a unique community identity for Centerville City, which needs to be encouraged to continue.

OBJECTIVES:

2.A Corridor-Wide:

2.A.1 Commercial Area Limitations - Commercial development on Main Street must not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east or west of Main Street.

2.A.2 Revitalization Intent - Revitalization is warranted and should be encouraged, but needs to be done in a limited manner to maintain the local service-oriented type of uses (*aka: "service commercial"*) for the community.

2.A.3 Adjacent Residential Context - Although it is the desire of the Corridor Plan to bring unity to the street, there are some differentiating elements between the east and west sides of the street. These differences can be generalized as "topography" and "adjacent neighboring residential types," or single-family verses multi-family development.

- i. Adjacent neighborhood type, Single-family. The east side of Main Street is predominately bounded by single-family neighborhoods. The Deuel Creek Historic District is the City's traditional residential area. The land use pattern and its uses along the east side need to be compatible and harmonious with the preservation of this Historic District (*see Goal 3 – Built Environment Design Expectations*).

- ii. Adjacent neighborhood type, Multi-family. The west side of Main Street is predominately bounded by multi-family neighborhoods. The land use pattern and its use can tolerate some increase of intensity and or bulk/area (*e.g. building heights*) regulations and remain compatible with adjacent residential uses.

2.A.4 Desirability to Preserve the Corridor's Local Interests – South Main Street's unique identity is that of local resident ownership. These residents likely have a commitment to keep the corridor as a local community asset. Consequently, balancing the economic success of this small business community and interests of adjacent residential uses will be important in ensuring the preservation of the Corridor's small community identity.

2.B NORTH PARRISH LANE GATEWAY AREA:

2.B.1. Preferred Land Use Pattern - The preferred land uses for this area are commercial uses that are typical Commercial Medium (C-M) Zone allowances for the east corner and the typical Commercial High (C-H) Zone allowances for the west corner and then Commercial Medium (C-M) south along Main Street.

2.B.2. Southeast Intersection Corner. This commercial site lacks the proper landscape area fronting both Main Street and Parrish Lane. Additionally, vehicular parking and circulation is inadequate. Additional commercial use expansion should be discouraged. However, building and landscaping design re-development should be encouraged.

2.B.3. Southwest Intersection Corner. This commercial site is constrained and has an older and aged style commercial building. Due to the parcel sizes, additional commercial intensities are not desirable. Although the site has frontage within the Parrish Lane Gateway Corridor Area, it also functions as the entry onto Main Street (*from Parrish Lane*). Therefore, site and associated building should function as a transition into the South Main Street Corridor. Changes to the architectural and landscaping design should to be oriented to Main Street rather than to Parrish Lane.

2.B.4. Future Intensity or Density. Due to the very small lot sizes located in this area, building sizes should to be limited to the scale of the C-M Zone (*i.e. 10,000 sq. ft.*) for both sides of Main Street. Additionally, given the parcel sizes, future commercial intensity should to be limited in use and scale. There needs to be sufficient incentives to encourage a feasible building and landscaping design redevelopment opportunity for this area. Nonetheless, it needs to be done in a scale and design manner that keeps the small-town community identity of Centerville. Commercial intensity should to be explored carefully and with a justifiable focus on market minimums needed to achieve a redevelopment objective.

2.C CIVIC/CULTURAL AREA:

2.C.1. Preferred Land Use Pattern - The preferred land uses for this area are Public and/or Civic Use types that are typical of the Public Facility Low and Medium Districts, or uses that are public/civic in nature, as deemed appropriate by the City. Other acceptable uses should be limited to those typical Commercial Medium (C-M) Zone allowances.

2.C.2. Future Intensity or Density - Primary or main buildings for Civic or Cultural Uses should be allowed an intensity increase of up to 20,000 sq. ft. in size (*e.g. City Hall*), provided such development meets the public/green space design and layout expectations for creating a civic/cultural identity for this area. However, for commercial uses building sizes should generally reflect the scale of the C-M Zone (i.e. 10,000 sq. ft.).

2.D TRADITIONAL MAIN STREET AREA:

2.D.1. Preferred Land Use Pattern - The preference of the City is to maintain a smaller scale land use pattern that supports the viability of “*small business*” sector ownership and/or entrepreneurial endeavors that help preserve the existing high percentage of local resident land ownership of the area. The expected uses are to be limited to the Commercial Medium (C-M) allowances and/or uses that are deemed compatible with directly providing local services to the community.

2.D.2. Future Commercial Use Intensity and Compatibility – Due to the small lot sizes located in this area, building sizes are to be limited to the scale of the C-M Zone (*i.e. 10,000 sq. ft.*). Intensity decisions should be measured by restraining uses that impose problems with business hours of operation, local on-street overflow parking, noise, smells, excessive lighting, outdoor storage, etc. Compatibility should be measured by limiting building heights, buffering adjoining residential zones, the provision of park strip and front yard landscaping, and historical context building design and use of materials.

III. Built Environment Design Expectations

Goal 3 – The Built Environment needs to visually resonate with the City’s localized Community Identity. The South Main Street Corridor is considered the “*historic heart*” of Centerville City. Most importantly it is desired that the streetscape and built environment reflect the civic, social, and neighborhood commercial locale that it has been to date. Furthermore, the intersection of Center and Main Streets is designated as the central focal area of the Corridor. In and around this “*focal area*,” the public space is to be strongly emphasized in design in harmony with the desired built environment. Additionally, individual modes of travel, such as walking and

biking, are to be significant design and improvement priorities along with vehicular travel that occur within this area of the Corridor.

OBJECTIVES:

3.A CORRIDOR-WIDE:

3.A.1. Design Guidelines - The City should develop building and site design standards that over time improve the overall built environment of the Corridor. All future development along Main Street should to conform to these adopted Corridor Performance [*i.e. design requirements*] Guidelines, which in a contextual manner, should define and unify the corridor with regards to use of building materials, landscaping, street appeal, and site features.

3.A.3 Architectural Building Design Improvements. The City should develop building design standards that require the use of building materials and architectural elements in the Corridor that are compatible and/or complementary to the Deuel Creek Historic District. These design expectations need to be maximally emphasized within the Traditional Main Street Area, which along the east side, is located within the Historic District.

3.A.4. Contextually Appropriate Building Heights - Building heights should to be scaled in a manner that reflects the character of the overall area in which it is located. Generally, building heights should to be lower along the east side of the corridor and may be higher on the west side of the corridor.

3.A.2 Performance Implementation - All existing development should to be held accountable to implement, to the extent possible, the standards adopted by the City. All new development should to be required to implement the standards adopted by the City.

3.B NORTH PARRISH LANE GATEWAY AREA:

3.B.1. Development Site Orientation - Site layout and building design should to directly address orientation towards the intersection corners and provide elements that accommodate pedestrian users, public art, corridor gateway features, and/or other creative design elements to create a gateway appearance for entry and exit of the corridor area.

3.B.3 Building Height and Orientation - Buildings should not exceed an overall height of 35 feet in height for the east side and not exceed 40 feet in height for the west side of the corridor. Building entrances should to face the Main Street frontage and provide a pedestrian connection with the public sidewalk system.

3.B.4 Gateway Identity Features - Entry Signs/Monuments should to be constructed to frame the streetscape when entering/exiting this gateway area. The City should to

participate with property owners in creating and funding selected desirable entry features to create the intended gateway identity.

3.C CIVIC/CULTURAL AREA:

3.C.1 Civic Style Design - Provide distinctive elements and architectural styles for civic buildings to set them visually and physically apart from other commercial development and associated buildings along Main Street. Civic Design should to include the following:

- i. Civic buildings need to be more than one-story to allow for developing a smaller building footprint occupying the site.
- ii. Provide a significant use of public or green space around the buildings and parking areas.
- iii. City Hall's west porch (*i.e. steep steps*) and surrounding front yard and streetscape should to be re-designed for improved public access and create a civic style tiered grand staircase/public plaza.
- iv. Design amenities and changes needed to focus on providing pedestrian pathways, plaza spaces with seating and other design furnishings for outdoor/semi-outdoor use by the public.
- v. The sidewalk system along the street should to have a civic style pedestrian-oriented promenade theme with wider sidewalks and protection bollards that can double as lighting.
- vi. Due to the presence of overhead power lines, streetscape trees should to be discouraged and placed in the interior on-site landscaping.

3.C.2 City Hall Master Plan Amendments – Site development of the City Hall and Smith Park area needs to be further designed in a manner akin to a town/community square. Green space and community-based facilities, such as walkways, gardens, garden plazas, fountain or outdoor water features and other public use amenities, should to be incorporated in the layout of these sites. Specific amendment needed is:

- i. The Ron Randall Service Station is now listed on the National Register of Historic Places. Consequently, the City Hall Master Plan needs to be amended to further encourage the preservation of the service station.

3.D TRADITIONAL MAIN STREET AREA:

3.D.1 Historic Preservation - Encourage and support the preservation of historic buildings that do or would qualify for National Historic Nomination within the South Main Street Corridor.

3.D.2 *Historic Context for Building Design* - The design guidelines should to address the use of building materials and other appropriate elements that complement the historic context on Main Street. In determination of establishing a historic context, the following concepts should to be considered:

- i. Use of the same architectural elements and materials for structures as listed on the City's Landmarks Register and located within the Deuel Creek Historic District.
- ii. Use of architectural elements and materials that match or are similar to the time relevant periods on either the City's Landmarks Register, similar Utah structures on the National Parks Register, or the City's Significant Sites List, as recommended by a certified architect.
- iii. Use of architectural elements and materials that are contextually compatible with the time periods of the nominated built historic fabric found within the Deuel Creek Historic District, as recommended by a certified architect.

3.D.3 *Incentive Programming* - Consider establishing options and incentives to encourage existing and new development to implement designs and materials with a historical context.

3.D.4 *Small Scale Lot/Parcel Conservation* - Consider establishing limited parcel sizes, maximum building footprints, and other bulk and area regulations to prevent the combining of parcels and large building footprints to mitigate commercial encroachment by larger chain stores and regional style development.

3.D.5 *Central Focal Place* – Design and highlight select corridor intersections (*e.g. Center and Main Streets or Porter and Main*). Concentrate on developing spaces and features, both private and public, that highlight the corridor as the designated “*Center of the Town*” the “*Place Between*” City (*origin theme of Centerville*).

3.D.6 *Building Story Heights* – Building stories and heights adjacent to single-family neighborhoods (*i.e. east side*) should to be limited to two-stories and adjacent to multi-family neighborhoods (*i.e. west side*) may be increased to three-stories. An exception to these parameters would be the Civic Sector, where such buildings are developed with an increased amount of expected landscaping and public gathering spaces within the layout of the development.

IV. Corridor's Street Space Expectations

Goal 4 – Enhance the Corridor's Built Environment by Improving the Visual and Functional Design of the Public Space and Establish a Design Relationship with Private Development. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. It is the intention of

the SMSC Plan to contextually influence the physical and visual relationship of private versus public space along the corridor by creating a neighborhood style scheme. This relationship is defined using the following three (3) *descriptions*:

- A. TRAFFIC SECTOR** - This area serves cars, trucks, buses, bicycles, and other forms of transit as mixed traffic in a limited number of travel lanes. Traffic flow through the Corridor is to be at low to moderate speeds for safety and to protect the pedestrian as well, which will enhance the visual appeal and functions of the Corridor.
- B. PEDESTRIAN SECTOR** - This area is essential in creating a form and frame for the Corridor. Sidewalks and Park Strip elements are critical design details to implement for enhancement of the public space along the Corridor.
- C. DEVELOPMENT SECTOR** – The front yard area and building fronts are important in creating the character or visual appeal of the Corridor. Land use development is to include robust building designs, with landscaping features that front and frame the public space, particularly in partnership with the Pedestrian Sector.

OBJECTIVES:

4.A TRAFFIC SECTOR:

4.A.1 Priority Roadway Design Stipulations – The preferred roadway design stipulations are as follows:

- i. Posted Speed – Travel speeds should be between 30 to 40 miles per hour, reflecting or balancing that this is a local roadway through the traditional central core of South Main Street, but also its primary function is a Utah Department of Transportation operated thoroughfare.
- ii. Number of Through Lanes – One (1) in each direction with a center turn lane. Maintaining needed left turns for local streets is an important priority.
- iii. Lane Widths – Twelve-feet (12') per travel lane. In constrained situations, minimum 11 feet per travel lane is acceptable. Eleven-feet (11') for the center median lane.
- iv. Bike Lanes – Provide a bike lane each direction. Where possible, provide a six-foot (6') shoulder. Improved programming should be considered as future investment allows.

4.A.2 Priority Signing Stipulations - The preferred signing stipulations are as follows:

- i. Traffic Management and Control – *To minimize visual pollution with other public signing uses, traffic control signs should be used only to the extent needed for safety. Support structures (i.e. poles and frames) for signs should be*

enhanced to create a traditional main street or historical visual aspect to the sign placement.

- ii. Public/ Private Street Addressing– *Support structures (i.e. poles and frames) for signs should to be enhanced to create a traditional main street or historical visual aspect to the sign placement.*
- iii. Wayfinding – *The City should to prepare and adopt a wayfinding system for identifying areas and sites that are of interest to various users. Wayfinding signs and support structures (i.e. poles and frames) for signs should to be enhanced to create a consistent and visually appealing aspect to the wayfinding system. Additionally, within the Corridor such support structures should to be designed in a subtle manner to add to the traditional main street or historical visual appeal.*

4.A.3 Priority Parking Stipulations - The preferred parking stipulations are as follows:

- i. On-street Parking – Due to the limited amount of street right-of-way, on-street parking is not anticipated for the commercial use land use pattern. The Plan’s preference is to maintain the bike lanes, as a higher priority.

4.B PEDESTRIAN SECTOR:

4.B.1 Priority Park Strip Stipulations - The preferred park strip stipulations are as follows:

- i. Park Strip Width – Park Strips should to be a minimum of four (4) feet in depth from curb for *BOTH* sides of South Main Street. The west side of the street does not currently meet this expectation.
- ii. Park Strip Materials– Park Strip areas should to consist predominately in plantings, such as turf, shrubs, drought tolerant plants and mulches, and where appropriate and of sufficient size street trees. Hard-surfacing should be prohibited, except where it’s integrated with a plaza or other pedestrian oriented feature (*e.g. Civic District Design style*).

4.B.2 Priority Sidewalk Stipulations - The preferred sidewalk stipulations are as follows:

- i. Sidewalk Width – Sidewalks should to be a minimum of four-feet (4’) in width for *BOTH* sides of South Main Street (*see decorative frame in 4.B.2.ii to achieve an overall 6’ width*). Generally, the current sidewalk system only has four-feet (4’) on the east side and five-feet (5’) on the west side (*however, west side is missing the desired park strip*).
- ii. Sidewalk System Decorative Framing – As sidewalks are replaced or when sites are re-developed, a decorative hard surface framing strip (*e.g. stamped or surface brush*) of at least 12 inches, both sides, should to be provided adjacent and parallel to the sidewalk system (*overall 6’ width scheme*). A

pedestrian/sidewalk easement (*along the corridor fronting properties*) may be required to complete the design expectation.

4.B.3 Priority Streetscape Lighting Stipulations - The preferred streetscape lighting stipulations are as follows:

- i. Traffic Safety Lighting – Intersection and mid-block lighting should to comply with state or local regulations. Lighting design and fixtures should to be upgraded in a manner that distinguishes the corridor area from other road corridors within the City.
- ii. Pedestrian, Streetscape Feature, and Information Sign Lighting – Primarily pedestrian style lighting should to be utilized within the Civic/Cultural Area. Lighting style should to be of the bollard type, with a historic style design, (*rather than pole mounted*) and integrated as part of a security bollard system to protect public spaces and buildings from vehicular and security threats. Secondly, lighting should to be used as part of the wayfinding and street addressing elements to provide evening and night hour readability of the signing features.

4.B.4 Priority Streetscape Feature Stipulations - The preferred streetscape feature stipulations are as follows:

- i. Utility Poles and Lines – Recognizing the importance of this system on the East Side of South Main Street, encourage a mutual and beneficial partnership with the power and utility companies. Develop a scheme to utilize the lower pole space for streetscape enhancement (*e.g. community banners, decorative frames, painting, art wrapping, texturing, public art, etc.*). As poles are replaced, encourage use of rust patina type steel rather than galvanized (*e.g. core-ten steel*) for a more natural color appeal.
- ii. Community Banner/Flags – Continue and enhance the use of community banners/flags within the corridor area. In addition to the joint use of the utility pole system along the east side, the City should to create a “sense” of balance along the west side and install a pole specific banner system. The west side system may not be as frequent, but instead create a generalized visual unifying appearance to the corridor.
- iii. Public Art - The City should to develop a public art plan as part of any re-development or economic plan for the corridor. Public art should to be included in strategic areas, such as gateway development, civic space placement, and even part of enhancing utility service infrastructure.
- iv. [Optional Feature] Hanging Pots and Other Plantings – During the growing season, consider the interval use of hanging plantings, if allowed, using the utility poles and street lighting systems. Alternative options would be use of

larger planting removable pots along the sidewalk system, or in dedicated spaces within the Street Frontage Landscape Area.

4.C DEVELOPMENT SECTOR:

4.C.1 Priority Landscape Depth – Fronting Public Streets Stipulations - The preferred landscape depth stipulations are as follows:

- i. Street Landscape Depth – Except for approved driveways and pedestrian walkways, landscaping should be provided along public streets (*e.g. a minimum depth of 10-12 feet*) paralleling along the public right-of-way frontage on South Main Street. This objective may require adjustments to the parking requirements to achieve this priority.
- ii. Parking Lot Screening – When a parking stall or lot fronts the public street landscaping area, an approximate three-foot (3') high screening feature, that is visually compatible with the landscaping or building design, is to be installed at the edge of the lot, to visually buffer the parking area from view along the public street.
- iii. Street Tree Planting Depth and Canopy – Trees planted within the Public Street Landscape area should be a sufficient depth away from a sidewalk or other like public improvement to reduce root damage to the sidewalk system. Also, large tree species that would interfere with overhead utility lines should be prohibited.

4.C.2 Priority Lighting Stipulations - The preferred lighting stipulations are as follows:

- i. Building Lighting, Exterior – Lighting should be primarily used for architectural enhancement, which in turn provides a neighborhood style lighting scheme. Any lighting facing or adjacent to residential zones should be minimal and limited in scope for needed for security.
- ii. Free-standing Lighting – Except for traffic safety lighting, the use of free-standing pole lighting should be discouraged, specifically near and adjacent to residential uses. If outdoor lighting is used, pedestrian bollard and landscape lighting is the preferred outdoor lighting for the corridor to enhance an historic neighborhood style scheme.

4.C.2 Priority Signing Stipulations - The preferred signing stipulations are as follows:

- i. Free-standing Signs – The preferred method of free-standing signs are the low-profile or monument-based signs within the Corridor area.

(Note: Historically, free-standing pole signs have been sparse and, in a study, performed in the 1990's the City decided to prohibit free-standing pole signs along Main Street.)

- ii. Business Wall Signs – The preferred method of the sign design should to be reformatted to create a differentiation from the typical box style commercial found on Parrish Lane. Business signing should to be simplified and scaled down to reflect a local small-town style scheme. The style, colors, materials should to compliment the architectural design of the buildings associated with the sign.

[OPTIONAL COMPONENT SECTION]

V. Residential Re-introduction Opportunities

Goal 5 – Consider Future Residential as a Supplementary Allowable Use.

Although South Main Street never became a strong merchant focal point, this small section of the Main Street corridor did and does provide needed local community services. Additionally, there should to be an effort to preserve opportunities for small business establishments and entrepreneurial endeavors within the community. As a supportive or supplementary role to these small-scale commercial enterprises, limited use housing could play a role in the economic success of preserving and maintaining this type of commercial investment. Furthermore, it could also provide for missing or needed housing stock to support a variety of income levels. Consequently, the re-introduction of residential uses in a secondary or supplementary manner may be advantageous within the corridor. If future attempts are made, the following policies should to be the guiding essentials:

OBJECTIVES:

5.A CORRIDOR-WIDE:

5.A.1 Strategic Nature of Allowance - If residential is re-introduced, such development needs to be strategic in nature and limited in a manner to compliment the preservation of the local or domestic property and business ownership and preservation of the supportive services commercial that directly attends to the local residents.

5.A.2 Small-scale Land Use Pattern - Due to the proximity of existing single-family neighborhoods along most of the corridor, residential re-introduction opportunities need to be primarily be developed in a small-scale and accessory manner.

5.A.3 Re-introduction Parameters - The preservation and/or re-introduction of any residential land use pattern would be appropriate is as follows:

- i. Maintaining or accommodating the traditional and historical nature of existing single-family homes along Main Street, if so desired by a property owner.
- ii. Supporting the preservation of commercial uses by allowing a limited amount of accessory residential uses, as a subsidized or supplementary economic return on commercial investment.

- iii. Further improvement of underutilized or vacant lands, when additional commercial development is not likely, in a significant manner, to occur in the market place.
- iv. Providing housing options that support a moderate-income accommodation strategy that has been adopted by the City.

5.A.4 Accessory Use Expectation - Residential uses are to be developed as part of or integrated with a primary commercial use building.

5.A.5 Accessory Use Density Limitation - Commercial lots less than one-half (1/2) acre are not to have more than one (1) dwelling. Commercial lots one-half (1/2) acre or larger are not exceed three (3) dwelling units per commercial lot, regardless of the commercial parcel's definitive size.

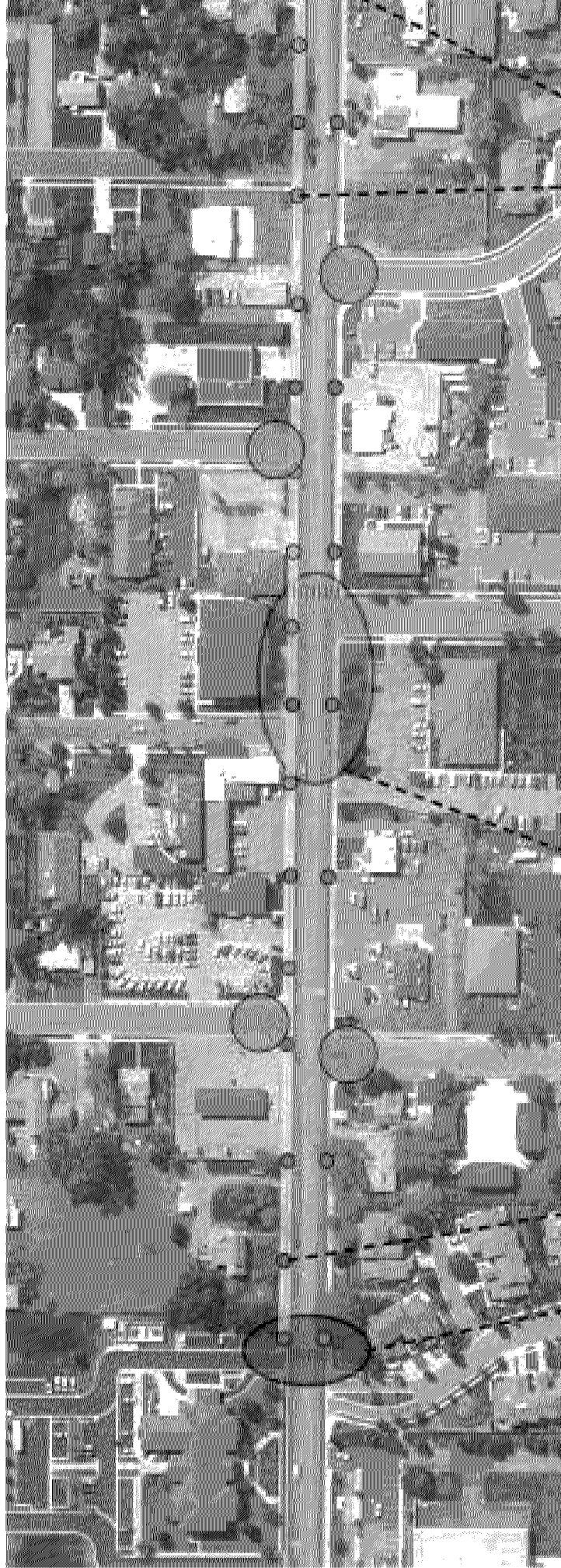
5.A.6 Accessory Use Intensity Limitation - Residential uses should be accessory to the primary commercial use. When dwellings are located within a structure. The residential uses should not occupy more than 40% of the gross floor area of the primary commercial building. If units are detached, the residential uses may not occupy more than 40% of the land (*e.g. residential use building footprint, yards, and parking areas*).

5.A.7 Residential Design Expectations - All residential development mixed with commercial lots are to comply or incorporate the applicable Built Environment Design Expectations listed in this plan.

SMSC PLAN AREAS

Proposed New Corridor Boundaries





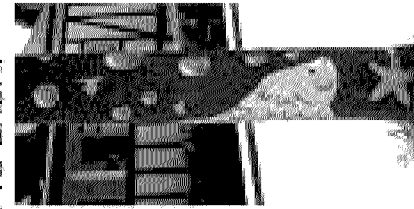
NORTH BOUNDARY

IDENTIFIED WITH MODEST VERTICAL ELEMENTS, LOW LANDSCAPE WALLS, NEW PLANTING AND BENCHES.



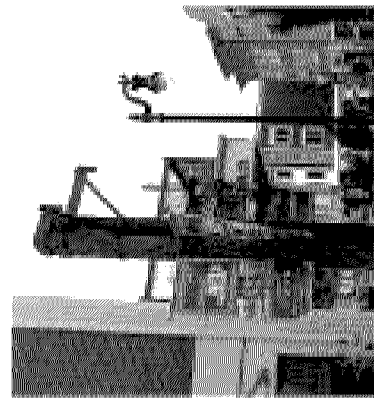
DRESS UP EXISTING

LIGHT POLES WITH LOCAL ART WORK, ORNAMENTAL STEEL COLLARS, OR HARDWOOD PLANKING. ADD BANNER RODS TO EACH.



CENTRAL FEATURE

PLAZA FEEL WITH PAVING, BENCHES AND PLANTING TO CREATE A PLACE TO STOP AND GATHER. LARGER VERTICAL ELEMENTS IDENTIFY THIS CENTRAL AREA. BANNERS SPANNING OVER THE STREET ON CABLES PROVIDE ADDITIONAL EMPHASIS.



REPLACE EXISTING LIGHT

FIXTURES WITH UPDATED LIGHTING. FILL GAPS IN LIGHTS BY ADDING ADDITIONAL FIXTURES. ADD A **SIMPLE POLE WITH A BANNER ROD** TO FILL GAPS BETWEEN POWER POLES. ADD NEW LIGHT POLES OR SIMPLE BANNER POLE TO OPPOSITE SIDE OF STREET.



LEGEND

- EXISTING UTILITY POLE WITH COBRA HEAD FIXTURE
- EXISTING UTILITY POLE
- PROPOSED LIGHT POLE OR BANNER POLE

UNIQUE
POSTS
CREATE
MENT TH

Map of Village Square, Centerville, Ohio. The map displays a network of streets, including Village Square Road, Center Street, and numerous residential streets. A scale bar at the bottom indicates distances from 0 to 2,000 feet. A north arrow is located in the bottom left corner.

 North Gateway Main Street District
  Residential Business District
 City Center Main Street District
  Barons & Associates Main Street District
 Traditional Main Street District
  City Center Main Street District

CENTERVILLE

Staff Backup Report

3/11/2020

Item No. 4.

Short Title: ADMINISTRATIVE DECISION - Public Meeting Item Only - Final Site Plan - Decant Station

Initiated By: Kevin Campbell

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 03-11-2020 PC Staff Rpt Public Works Decant Station
- ▣ Public Works Decant Station Final Site Plan Submittal

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

**STAFF REPORT
AGENDA: ITEM 4**

OWNER: **CENTERVILLE CITY**
 250 NORTH MAIN STREET
 CENTERVILLE, UTAH 84014

APPLICANT: **PUBLIC WORKS DEPARTMENT**
 c/o RANDY RANDALL
 655 NORTH 1250 WEST
 CENTERVILLE, UTAH 84014
 (rRANDALL@centervilleut.com)

PROPERTY: **655 NORTH 1250 WEST**
 (AKA: PUBLIC WORKS FACILITY)

ACREAGE: **5.53 ACRES**

ZONING: **PUBLIC FACILITIES – VERY HIGH (PF-VH)**

APPLICATION: **FINAL SITE PLAN SUBMITTAL**

RECOMMENDATION: **CONSIDER APPROVAL OF FINAL SITE PLAN**

BACKGROUND

The Centerville City Public Works Department proposes to construct a “Decant Station” on a portion of the existing site. The “decant station” will be a large concrete pad and building where city crews can discharge waste material retrieved from cleaning storm drain catch basins and storm water piping systems or cleaning of City trucks. Stormwater drainage systems could contain above normal concentrations of contaminants. The washing of City trucks may contain salts, soils, and other sediments. If left untreated, these sediments could result in contamination to the environment. The decant facility is a place to receive, process and dispose of any contaminants and sediments.

The facility is to be located in the northwest area of the Public Works Facility. This area is currently underdeveloped and often used for miscellaneous storage or left open (*there's no landscaping, asphalt,*



etc.). On January 08, 2020, the Planning Commission reviewed the related Conceptual Site Plan Submittal and decided to *ACCEPT* the proposed plan with specific directives and allow the Public Works Department to move forward with preparation and submittal of a Final Site Plan Application.

PREVIOUS CONCEPTUAL SITE PLAN DIRECTIVES REVIEW

The following is a summary of the directives of the related Conceptual Site Plan Acceptance:

1. *The applicant must submit a final site plan application in accordance with CZC12.21.100 of the City's Zoning Ordinance. [Complete]*
2. *The final site plan must address the following:*
 - a. *Depict the setbacks distances that meet the PF-VH Zone Standards [Complete]*
 - b. *Send and collect, as part of the submittal, all related "utility provider" notice letters. . [Complete]*
 - c. *Address the use of signs on the building. [Complete]*
 - d. *Report on the use of outdoor lighting. [Complete]*
 - e. *Provide final plans for addressing storm water management and drainage [Complete]*
3. *The Final Plan submittal must also address the concerns regarding the use and management of the remaining open land surrounding the proposed building to mitigate issues with air quality, stormwater management, or a visual nuisance of the property." [Complete – additional pavement will be provided]*

Planning Staff Summary Comments – From review of the plans, staff believes that the submittal sufficiently addresses the directives set by the Planning Commission. There are a few minor details that would bring compliance with the Zoning Standards, as noted below:

- *The installation of the sign requires a separate permit – CZC 12.54.050*
- *All outdoor lighting fixtures need to have the expected fixture shield – CZC 12.55.140*

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: *"I hereby make a motion for the Planning Commission to **APPROVE** the Final Site plan for the Public Works Decant Station, provided that the applicant addresses the following in conjunction with the Building Permit submittal:*

- *The proposed development and use shall comply with the submitted plans for Final Site Plan, or as amended by the City.*
- *The installation of the city logo sign requires a separate permit.*
- *All outdoor lighting fixtures need to have the expected fixture shield.*

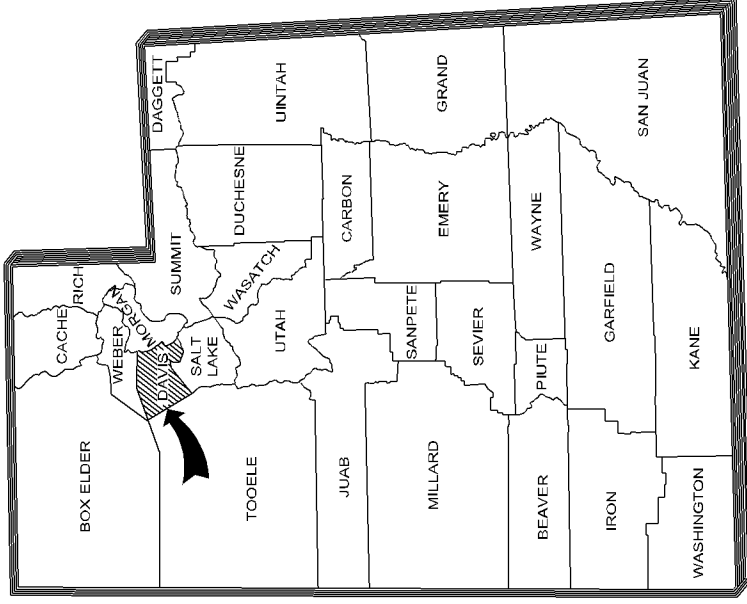
SUGGESTED REASONS FOR THE ACTION:

- a. *"The Planning Commission finds that with the conditions imposed, the proposed accessory use and building complies with the applicable development standards of the PF-VH zone, as discussed in the applicable conceptual and final site plan staff reports."*

CENTERVILLE CITY PUBLIC

CENTERVILLE CITY DECANT STATION

PROJECT
LOCATION



GENERAL

- ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF CENTERVILLE CITY UNLESS OTHERWISE NOTED. SEE PROJECT SPECIFICATIONS AND STANDARDS OF THIS SHEET FOR MORE INFORMATION.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES A COPY OF THE APPROVED AND STAMPED CONSTRUCTION PLANS ON WHICH IS RECORDED THE ACTUAL LOCATIONS OF THE CONSTRUCTED UTILITIES AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE LOCATIONS TO THE DESIGN ENGINEER.
- THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH IN THE OPINION OF THE ENGINEER IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS OR CONCRETE. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK AND BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AND DISCIPLINES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS TO REVIEW CONTRACT DOCUMENTS AND COORDINATE WITH OTHER TRADES.
- ALL TRAFFIC SHALL CONFORM TO THE MOST RECENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CENTERVILLE CITY STANDARDS.
- THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE BUILDING DEPARTMENT FOR CENTERVILLE CITY. ALL ROCK WALLS CONSTRUCTED WITHIN THE PROJECT MUST BE CERTIFIED AND INSPECTED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.

EROSION CONTROL

- EROSION CONTROL GRAPHICS ARE SCHEMATIC AND DO NOT REFLECT EXACT PLACEMENT. ACTUAL PLACEMENT WILL BE DETERMINED IN FIELD.
- SELECTION AND PLACEMENT OF EROSION CONTROL BMP'S CAN CHANGE BASED ON FIELD CONDITIONS AND CONSTRUCTION ACTIVITIES.
- EROSION CONTROL DETAILS PROVIDED ARE FOR REFERENCE ONLY AND ARE SUPERSEDED BY THE BMP'S OF CENTERVILLE CITY.
- ALL EROSION AND SEDIMENTATION CONTROL BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE LATEST VERSION OF CENTERVILLE CITY SWPP GUIDELINES.
- PROTECT ALL TREES TO REMAIN. CONSTRUCT ACCESS WAY OUTSIDE OF DRIP LINES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN DRIP LINES.
- ALL STOCKPILES OF STRIPPING, TOPSOIL OR OTHER MATERIALS SHALL BE ENCLOSED WITH A SILT FENCE.
- CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES. A WATER TRUCK WILL BE MAINTAINED AS NEEDED FOR DUST CONTROL PURPOSES.
- SWEEP STREETS AS NEEDED OR AS DIRECTED.
- IT IS NOT INTENDED FOR THE ISTE TO RECEIVE ANY ONCOMING FLOW FROM OUTSIDE SOURCES NOT CONTAINED IN EXISTING FLOW STRUCTURES.
- FIELD MARK LIMITS OF DISTURBANCE FOR APPROVAL BY CENTERVILLE CITY AND OBTAIN APPROPRIATE STORM WATER MANAGEMENT PERMIT.
- INSTALL SILT FENCE AND/OR ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.
- INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.
- AS CONSTRUCTION OF NEW DRAINAGE ELEMENTS ARE COMPLETED, CONSTRUCT SEDIMENT PROTECTION AT ALL NEW INLETS.
- AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH NATIVE GRASS MATERIAL OUTSIDE THE STREET RIGHT OF WAY AND PAVEMENT AREAS OF PARKING AND DRIVEWAYS.

GRADING AND DRAINAGE NOTES

- THE GRADING AND DRAINAGE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHOD, EQUIPMENT, PROCEDURES, AND OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR. ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER EXCAVATION, PLACEMENT OF FILLS, AND COMPACTION OF FILLS, SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS AND STANDARDS SECTION ON THIS SHEET.
- IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER AND CENTERVILLE CITY IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE GRADING AND DRAINAGE PLANS AND ANY FIELD OBSERVATIONS.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
- THE CONTRACTOR SHALL PROVIDE SUITABLE METHODS & EQUIPMENT TO CONTROL EROSION AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CENTERVILLE CITY BUILDING CODES.
- PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

UTILITY NOTES

WATER

- RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, FIRE HYDRANTS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.
- ALL BACK FLOW ASSEMBLY INSTALLATION AND TESTING SHALL COMPLY WITH THE BACK FLOW REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
- 12 GAUGE COPPER LOCATE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATE PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- ALL REMOVED EXISTING WATER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

NATURAL GAS

- CONTRACTOR WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
- IF CASING/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY AND PAID FOR BY THE PROJECT. A MAP WILL BE AVAILABLE BY THE LOCAL GAS COMPANY.
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- CONTRACTOR WILL CONTACT THE LOCAL GAS COMPANY AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR THE DIGGING AREA, BEFORE DIGGING THE CONTRACTOR WILL CALL THE LOCAL GAS REPRESENTATIVE.

PROJECT SPECIFICATIONS AND STANDARDS

- CENTERVILLE CITY STANDARDS & SPECIFICATIONS 2018
- UTAH DIVISION OF WATER QUALITY(DWQ) UAC R317-2
- SOUTH DAVIS SEWER DISTRICT DESIGN AND CONSTRUCTION STANDARDS 2014

UTILITIES

EXISTING	PROPOSED
_____ swr _____	_____ swr _____
_____ sd _____	_____ sd _____
_____ wtr _____	_____ wtr _____
_____ ir _____	_____ ir _____
GAS	
_____ be _____	_____ be _____
_____ e _____	_____ e _____
_____ fo _____	_____ fo _____
_____ btel _____	_____ btel _____
_____ tel _____	_____ tel _____

SURFACE FEATURES

EXISTING/PROPOSED	
FENCE	
INTERMEDIATE CONTOUR	
MAJOR CONTOUR	
BREAKLINE	
CURB & GUTTER	
TOP OF DITCH	
FLOW LINE	
CONCRETE	

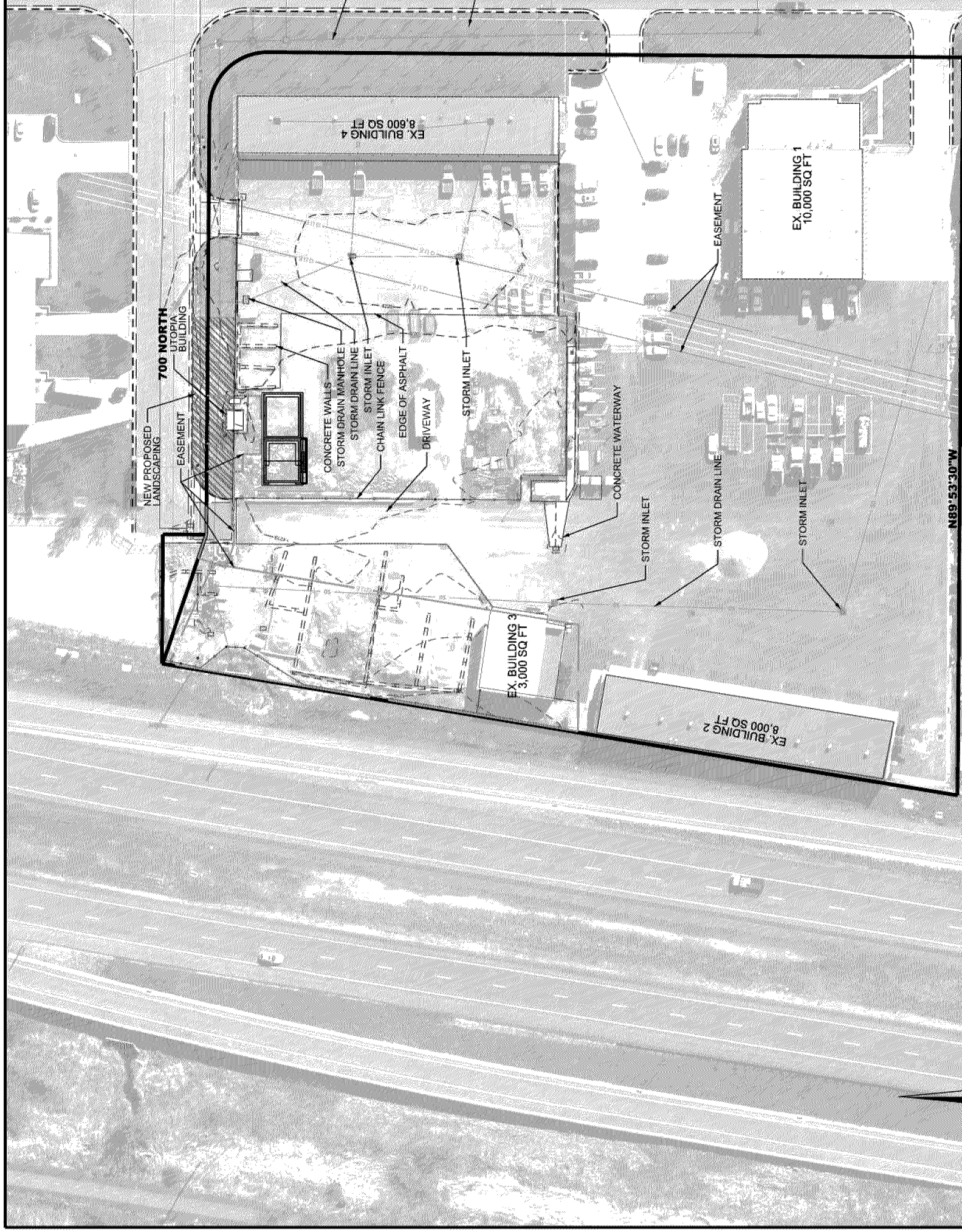
ROW

EXISTING/PROPOSED	
PROPERTY LINE	<u> </u> R <u> </u>
QUARTER CORNER SECTION LINE	<u> </u> 1/4 <u> </u>
BOUNDARY LINE	<u> </u>
TOWNSHIP LINE	<u> </u> <u> </u> <u> </u>
SECTION LINE	<u> </u> SEC <u> </u>
UTILITY EASEMENT	<u> </u> pe <u> </u>

HATCH PATTERNS

STANDARD SYMBOLS

	EXISTING/PROPOSED
	FIRE HYDRANT
	WATER METER
	IRRIGATION VALVE
	IRRIGATION METER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	MAILBOX
	TELECOMM. JUNCTION BOX
	CULINARY WATER VALVE
	ELECTRICAL POLE
	SURVEY MONUMENT
	STORM DRAIN MANHOLE
	ELECTRICAL BOX
	GAS METER
	GUY WIRE
	OIL/WATER-SAND/GREASE TRAP
	TEE
	90° BEND
	45° BEND



N89°53'30"W
E05°00'



FOUAD ENTERPRISES LTD
06-132-0003

QWESTAR GAS
COMPANY
06-006-0111

UTAH DEPARTMENT
OF TRANSPORTATION
06-006-0073

UTAH DEPARTMENT
OF TRANSPORTATION
06-006-0078

700 NORTH

S71°27'24"E
93.34

S89°53'30"E
291.00

L=62.83
R=40.00

M.06'30"W
476.00

BUILDING

NEW DECANT STATION

SALT SHED

S52.29°
N09°05'35"E

GARAGE

BUILDING

SETBACK

N89°53'30"W
405.00

700 NORTH

SSMH
TOP EL. = 4218.66
INV. E. = 4205.66
INV. W. = 4205.66

37' 10" SETBACK DISTANCE

SAWCUT

4219

Q.U.E.

SD

SAWCUT

CONSTRUCTION NOTES

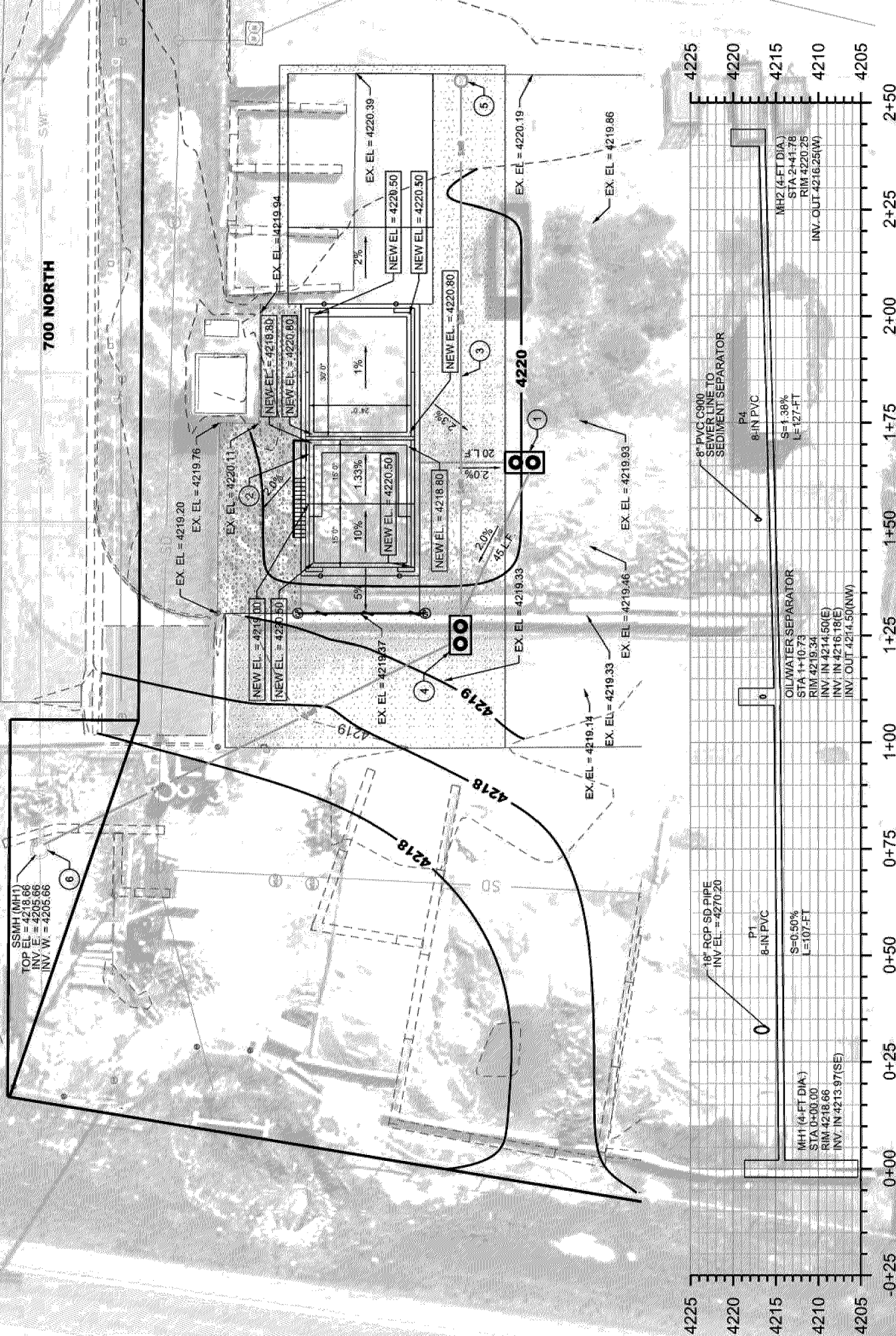
1. INSTALL NEW GATE ENTRANCE
2. INSTALL CONCRETE FOUNDATION AS PER STRUCTURAL DETAIL ON SHEET 13
3. INSTALL CONCRETE WALLS AS PER STRUCTURAL DETAIL ON SHEET 6
4. INSTALL 6" CONCRETE SLAB FOR TILT UP PANELS W/ 8" ROADBASE
5. RELOCATE CONCRETE JERSEY BARRIER AND ON SITE MATERIALS BY OTHERS
6. INSTALL OUTDOOR LIGHTS (SEE DETAIL SHEET 13)

LEGEND

- | | | |
|---|----------------------------|--------------------------|
| ⊗ | WATER VALVE & LINE | QWESTAR UTILITY EASEMENT |
| ⊙ | POWER POLE & LINE | TELECOM UTILITY EASEMENT |
| ⊙ | SEWER MANHOLE & LINE | NEW STORM DRAIN LINE |
| ⊙ | TELEPHONE PEDESTAL & LINE | NEW BUILDING |
| ⊙ | STORM DRAIN MANHOLE & LINE | FENCE |

LEGEND

1. ALL WATER TO BE RETAINED ON SITE.
2. DRAINAGE AWAY FROM BUILDING TO BE SLOPED AT 2% MIN.
3. NEW ELEVATION INDICATED BY BOX OUTLINE



PORTABLE TOILET
SEE DETAIL SHEET 9

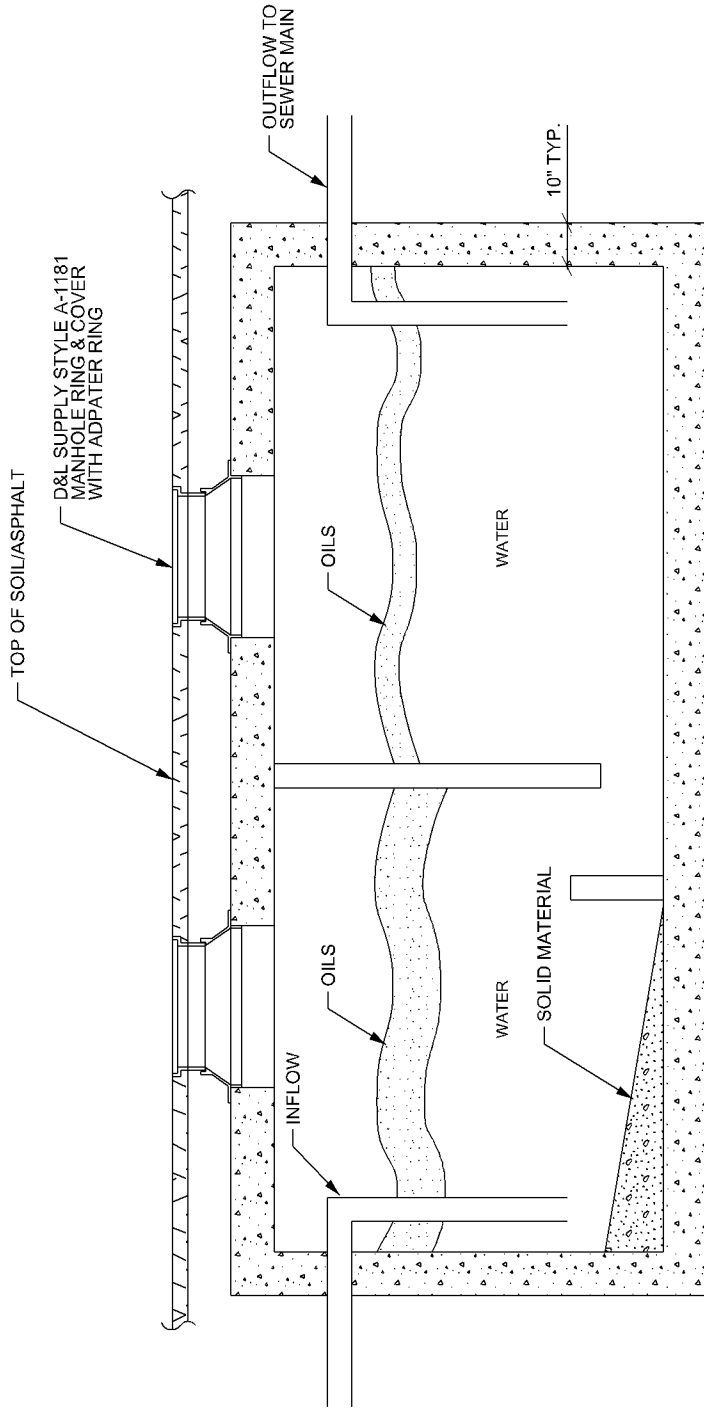
LEGEND

SILT FENCE

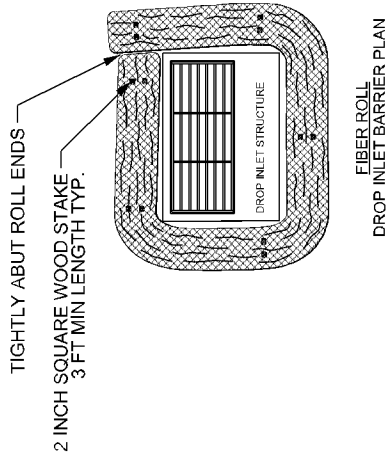
BMP

CONSTRUCTION NOTES

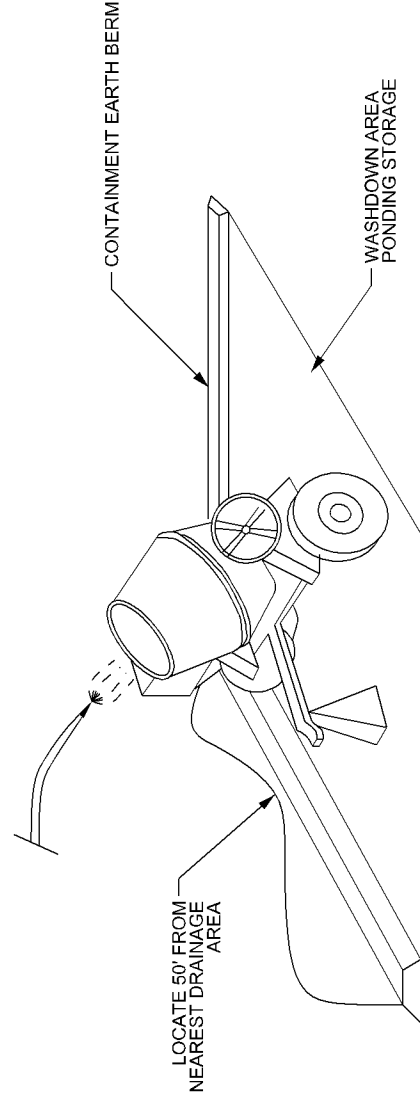
1. SWEEP STREETS AS NEEDED OR DIRECTED
2. CONTRACTOR TO PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS



① OIL/WATER/SOLID INTERCEPTOR



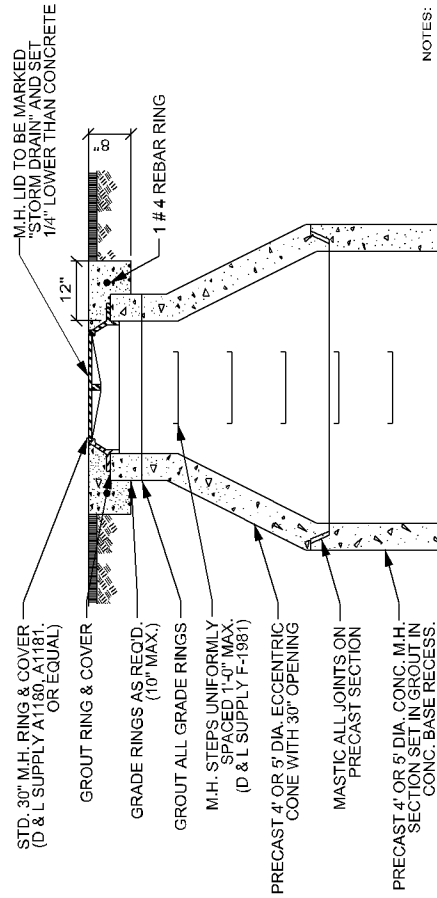
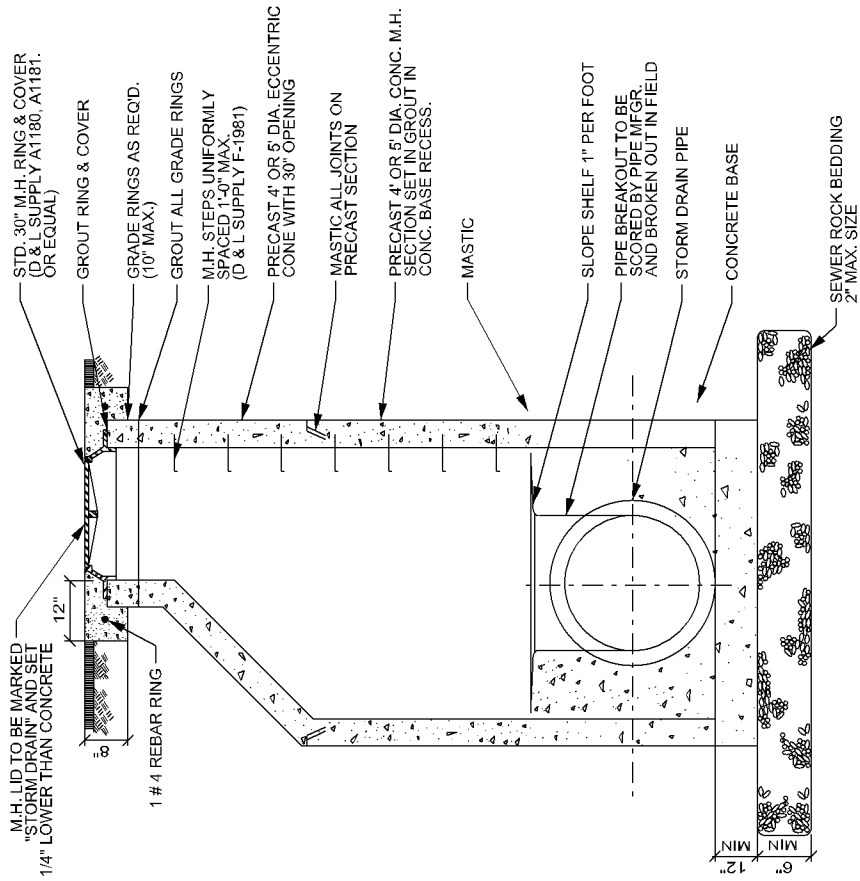
③ INLET BARRIER PROTECTION



④ PORTABLE TOILET

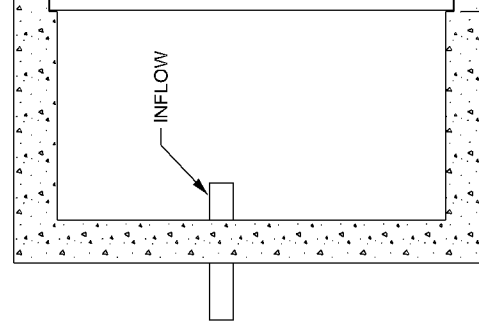
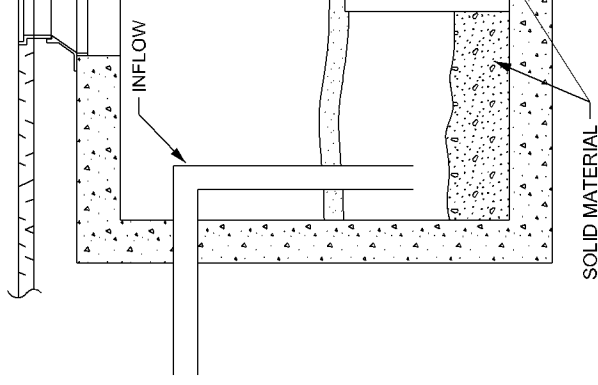
NOTES

1. DESCRIPTION: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.
2. DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.



- NOTES:
1. USE SAME CONCRETE COLLAR AROUND STORM DRAIN MANHOLE RING AND COVER.
 2. CAST IN-PLACE BASES MAY BE REPLACED WITH PRE CAST BASES (SEE SPEC.)

SDR 35 PIPE OR EQUIVALENT



DESIGN CRITERIA

- GOVERNING BUILDING CODE, 2018 IBC, ASCE 7-16
- GRAVITY LIVE LOADS USED IN DESIGN:
 - ROOF SNOW 36.0 PSF • DRIFT; ELEVATION • 4350 FT (PG-43.0 PSF; PF-30.0 PSF; 1-1.0; CE-1.0; CT-1.2)
 - ROOF DRIFT LOAD NO DRIFT
 - FLOOR LIVE LOAD 250 PSF • SLAB ON GRADE
- SEISMIC LOADING:
 - S.D.C. • "D" (SS-1.37; SI-065; FA-1.2; FV-1.5; SDS-1.0; SDI-0.65)
 - R • 5.0 (SPECIAL CONCRETE SHEAR WALLS); 1 • 1.0; CS • 0.22
 - BASE V-SEE STRUCTURAL CALCS (EQUIVALENT LATERAL FORCE PROCEDURE)
- WIND LOADING:
 - VELOCITY • 140 MPH (3 SEC GUST); EXPOSURE • "C"
 - WINDS PNET • 39.0 PSF; ROOF GROSS UPLIFT • 29.0 PSF;
- RISK CATEGORY • II
- IMPORTANCE FACTORS, SNOW 1 • 1.10; SEISMIC 1 • 1.0
- SOIL BEARING PRESSURE, ALLOWABLE SOIL BRNG • 1500 PSF.
ALL FOOTINGS SHALL BE ON 12" OF STRUCTURAL FILL
EXTENDING DOWN TO SUITABLE NATIVE EARTH.

GENERAL

- THE CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND AT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER, THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SAME CONDITIONS ELSEWHERE.
- SHORING AND BRACING REQUIREMENTS:
 - FLOOR AND ROOF STRUCTURES, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
 - THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY AND ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM. OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ITEMS NECESSARY FOR HIS CHOSEN PROCEDURE.
- OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR THEIR REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN THE ARCHITECT'S, THE STRUCTURAL ENGINEER AND THE GOVERNMENT'S WRITTEN APPROVAL, PRIOR TO ANY CHANGES, MODIFICATIONS, OMISSIONS AND/OR SUBSTITUTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

FOUNDATION NOTES

- A GEOTECHNICAL REPORT HAS NOT BEEN PREPARED FOR THIS SITE. IF FILL MATERIAL OR LOOSE, UNCONSOLIDATED SOILS ARE FOUND DURING EXCAVATIONS THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATIONS ON EARTH PREPARATION PRIOR TO FORMING OR POURING FOOTINGS.
- ALL FOOTINGS SHALL BEAR ON A MINIMUM OF 12" OF COMPACTED ENGINEERED FILL AT 95% ASTM D-1557. FILL SHALL BE PLACED ON PROOF ROLLED

CONCRETE NOTES

- PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH IBC 2018, ACI 318-14 AND ACI 301
- ALL CONCRETE SHALL BE STONE AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS SHOWN ON FOUNDATION MATERIAL SPECIFICATION SCHEDULE. ALL CONCRETE SHALL USE TYPE V PORTLAND CEMENT.
 - WALLS UP TO HALF HEIGHT AND FLOOR SLABS ON GRADE SHALL HAVE SURFACE APPLIED XYPEX CONCENTRATE TREATMENT. INSTALL AS PER MANUFACTURER RECOMMENDATIONS.
- ALL METAL REINFORCEMENT SHALL CONFORM TO ASTM A615 AND SUPPLEMENT (S1), GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
- ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 315, 318, PUBLICATION SP-66.
- ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:
 - FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 2' IN SLABS, JOISTS AND WALLS; 1-1/2' IN PIERS, COLUMNS, BEAMS, AND GIRDERS.
 - FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2' IN WALLS, PIERS AND COLUMNS, 3' IN ALL FOOTINGS.
- ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP AS SHOWN. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
 - 4 BAR - 24"; • 5 BAR - 30"; • 6 BAR - 36"; • 7 BAR - 48"; • 8 BAR - 60"; D-W/F - TWO BAR SPACINGS (12" MIN)
- LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED BY LONG-STRIP METHOD WITH LENGTH TO WIDTH RATIO OF CRACK CONTROL SHALL NOT EXCEED 1.25.
PLACE CONTROL JOINTS IN SLABS ON GRADE BY EARLY-ENTRY SAW CUTTING 1/4 THE SLAB THICKNESS. DO NOT CUT REBAR.
- SEE FOUNDATION SCHEDULE AND DETAILS FOR CONCRETE WALL REINFORCING. PLACE REINFORCEMENT IN CENTER OF WALL UNLESS SHOWN OTHERWISE AND DOWEL TO FOOTING OR TO STRUCTURE ABOVE AND BELOW WITH SAME DOWEL SIZE AND SPACING AS VERTICAL REINFORCEMENT.
- ALL DOWELS SHALL HAVE AT LEAST 48 BAR DIAMETER EMBEDMENT AND/OR STANDAR HOOK AT ENDS
- PROVIDE STD. CORNER BARS AT ALL INTERSECTING CORNERS OF WALLS AND FOOTINGS. USE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.

ELECTRICAL GENERAL NOTES

- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE 2018 IBC AND ALL REFERENCED CODES
SEE SHEET E-101 FOR ELECTRICAL REQUIREMENTS

ACCESSORIES GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE FULL SUBMITTALS FOR ALL ACCESSORY ELEMENTS.
- ROOFING:
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL 24 GAUGE STANDING SEAM METAL ROOF. ROOFING SHALL BE COATED TO PROVIDE A 30 YEAR MATERIAL WARRANTY, COLOR SHALL BE AS PER CITY.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELEMENTS TO PROVIDE A COMPLETE AND WATER TIGHT SYSTEM INCLUDING BUT NOT LIMITED TO: FLASHING, TRIM, DRIP EDGE, SOFFIT AT OVERHANG, FASTENERS. THE CONTRACTOR SHALL INSTALL ALL ELEMENTS AS PER MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS. THE ROOFING SYSTEM INCLUDING CONNECTION TO THE SUPPORTING STRUCTURE SHALL MEET 140MPH WIND LOADING REQUIREMENTS.
 - THE CONTRACTOR SHALL SUPPLY AND INSTALL GUTTER ALONG THE FULL LENGTH OF THE DRIP EDGE. DOWN SPOUTS SHALL BE INSTALLED AT BOTH ENDS OF THE BUILDING.
- ROLL UP OVERHEAD DOOR:
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL (1)18FT WIDE BY 21FT TALL GALVANIZED STEEL ROLL UP DOOR. THE DOOR SHALL BE MOTORIZED WITH A 3/4HP MOTOR MINIMUM AND SHALL HAVE REMOTE OPERATION CAPABILITY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ELEMENTS FOR THE DOOR TO BE FULLY OPERATIONAL AND WEATHER TIGHT. THE CONTRACTOR SHALL INSTALL THE DOOR AS PER THE MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS. THE DOOR SHALL MEET 140 MPH WIND LOADING REQUIREMENTS.

Special Inspectors Shall:

- Be approved by the Building Official prior to performing any duties;
- Provide proof of licensure as a special inspector by the State of Utah for each type of inspection;
- Inspection reports are to meet the requirements of IBC 1704.2.4;
- Inspection reports are to be submitted to the architect within 48 hours of performing inspections;
- A final inspection report shall be submitted following completion of the project documenting the types of special inspections performed and a statement indicating that the structure is in compliance with the **approved** construction documents and applicable codes (see IBC 1704.2.4).

-SOILS CONSTRUCTION (IBC 1705.6)

<i>Item</i>	<i>Detailed Instructions and Frequencies</i>		
Verify subgrade is adequate to achieve design bearing capacity	☐ Continuous	☒ Periodic	Prior to placement of concrete.
Verify excavations extend to proper depth and material	☐ Continuous	☒ Periodic	Prior to placement of compacted fill or concrete.
Verify that subgrade has been appropriately prepared prior to placing compacted fill	☐ Continuous	☒ Periodic	Prior to placement of compacted fill.
Perform classification and testing of compacted fill materials	☐ Continuous	☒ Periodic	All materials shall be checked at each lift for proper classifications and gradations not less than once for each 10,000R ² of surface area.
Verify proper materials, densities and lift thicknesses during placement and compaction.	☒ Continuous	☐ Periodic	

-CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)

<i>Item</i>	<i>Detailed Instructions and Frequencies</i>		
Reinforcing steel, including prestressing tendons	☐ Continuous	☒ Periodic	Verify prior to placing concrete that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Welding of reinforcing steel	☐ Continuous	☒ Periodic	Visually inspect all welds and also verify weldability of reinforcing steel based upon carbon equivalent and in accordance with AWS D1.4.
Cast-in bolts & embeds	☐ Continuous	☒ Periodic	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used.
Post-installed anchors or dowels	☐ Continuous	☒ Periodic	All post-installed anchors/dowels shall be specially inspected as required by the approved ICC-ES report. Horizontally or upwardly inclined anchors that resist sustained tension loads require continuous inspection and approved installers.
Use of required mix design	☐ Continuous	☒ Periodic	Verify that all mixes used comply with the approved construction documents; ACI 318; Ch. 19, 26.4.3, 26.4.4; and IBC 1904.1, 1904.2, 1908.2, 1908.3.

Concrete sampling for strength tests, slump, air content, and temperature	☒ Continuous	☐ Periodic	
Concrete & shotcrete placement	☒ Continuous	☐ Periodic	
Curing temperature and techniques	☐ Continuous	☒ Periodic	Verify that the ambient temperature for concrete is kept at > 50°F for at least 7 days after placement. High-early-strength concrete shall be kept at > 50°F for at least 3 days. Accelerated curing methods may be used (see ACI 318: 26.4.7-26.4.9). The ambient temperature for shotcrete shall be > 40°F for the same period of time as noted for concrete. Shotcrete shall be kept continuously moist for at least 24 hours after shotcreting. All concrete materials, reinforcement, forms, fillers, and ground shall be free from frost. In hot weather conditions ensure that appropriate measures are taken to avoid plastic shrinkage cracking and that the specified water/cement ratio is not exceeded.
Pre-stressed concrete	☒ Continuous	☐ Periodic	
Erection of precast concrete	☐ Continuous	☒ Periodic	Verify that all precast elements are lifted, assembled and braced in accordance with the approved

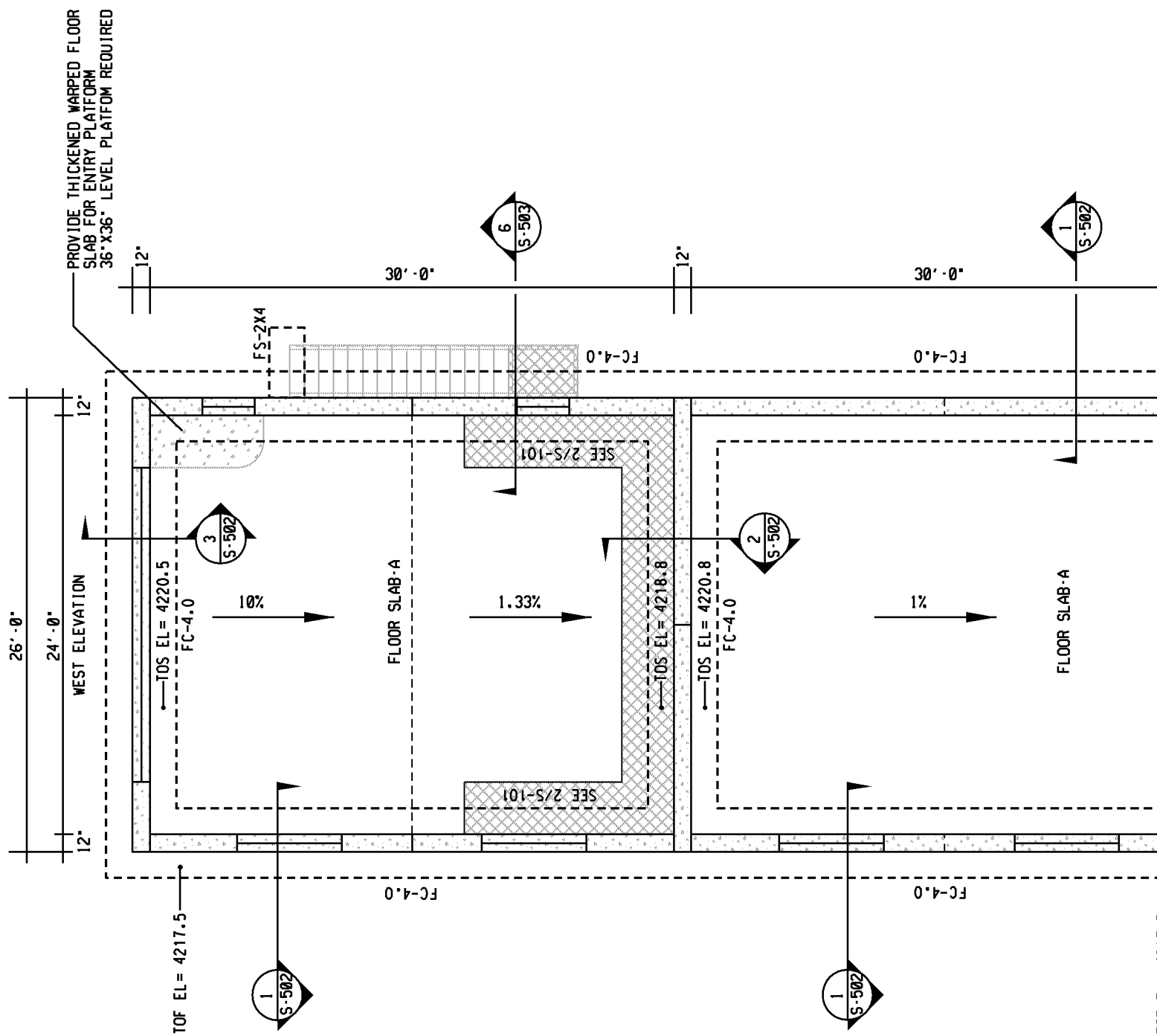
-STRUCTURAL STEEL (IBC 1705.2.1, 1705.12.1 & 1705.13.1)

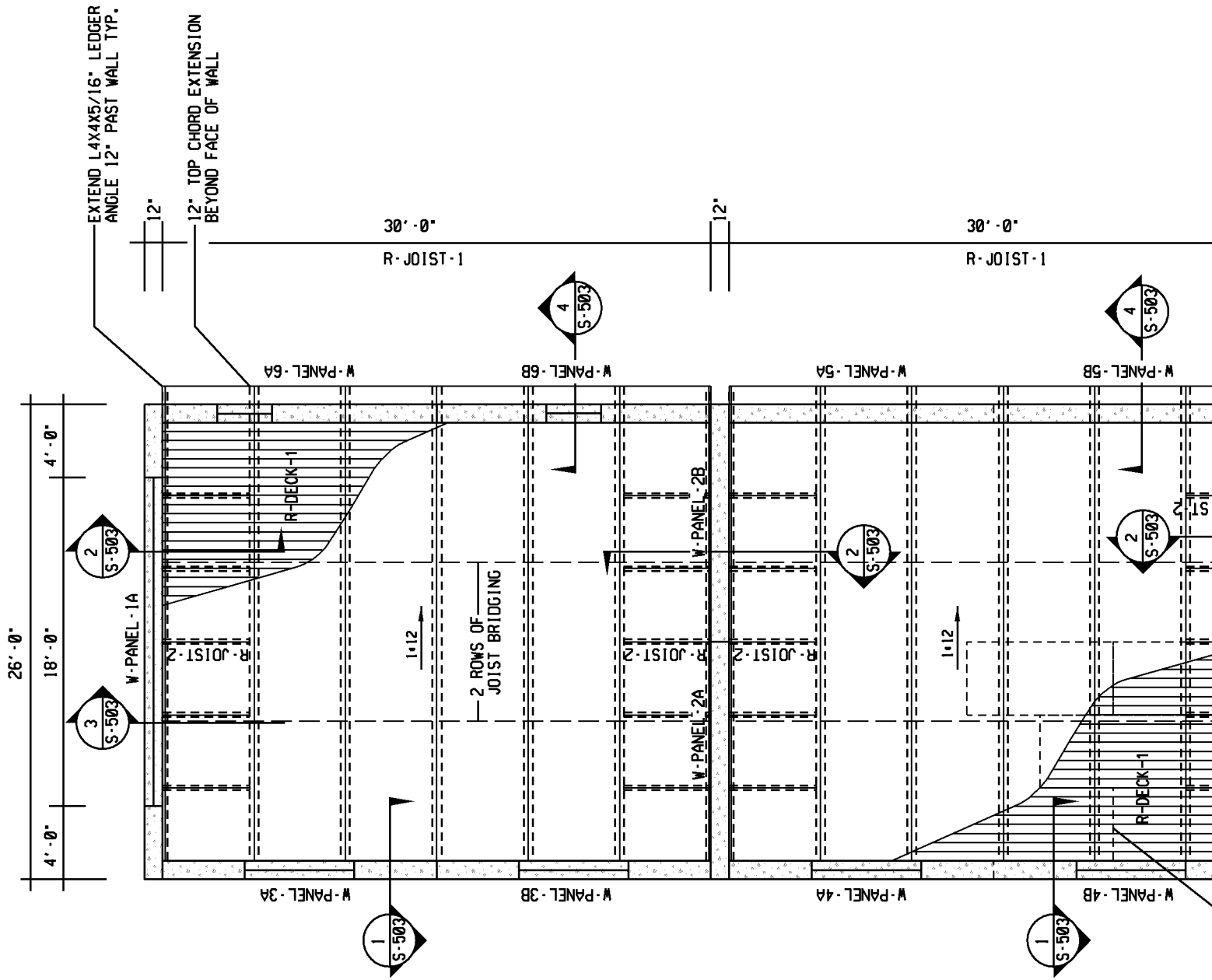
Item	Detailed Instructions and Frequencies		
PRIOR TO WELDING (TABLE N5.4-1, AISC 360-16):			
Verify welding procedures (WPS) and consumable certificates	☒ Continuous	☐ Periodic	
Material identification	☐ Continuous	☒ Periodic	Verify type and grade of material.
Welder identification	☐ Continuous	☒ Periodic	A system shall be maintained by which a welder who has welded a joint or member can be identified.
Fit-up groove welds	☐ Continuous	☒ Periodic	Verify joint preparation, dimensions, cleanliness, tacking, and backing.
Access holes	☐ Continuous	☒ Periodic	Verify configuration and finish.
Fit-up of filler welds	☐ Continuous	☒ Periodic	Verify alignment, gaps at root, cleanliness of steel surfaces, and tack weld quality and location.
DURING WELDING (TABLE N5.4-2, AISC 360-16):			
Use of qualified welders	☐ Continuous	☒ Periodic	Verify that welders are appropriately qualified.
Control and handling of welding consumables	☐ Continuous	☒ Periodic	Verify packaging and exposure control.
Cracked tack welds	☐ Continuous	☒ Periodic	Verify that welding does not occur over cracked tack welds.
Environmental conditions	☐ Continuous	☒ Periodic	Verify win speed is within limits as well as precipitation and temperature.
WPS followed	☐ Continuous	☒ Periodic	Verify items such as settings on welding equipment, travel speed, welding materials, shielding gas type flow rate, preheat applied, interpass temperature maintained, and proper position.
Welding techniques	☐ Continuous	☒ Periodic	Verify interpass and final cleaning, each pass is within profile limitations, and quality of each pass.
AFTER WELDING (TABLE N5.4-3, AISC 360-16):			
Welds cleaned	☐ Continuous	☒ Periodic	Verify that welds have been properly cleaned.
Size, length, and location of welds	☒ Continuous	☐ Periodic	
Welds meet visual acceptance criteria	☒ Continuous	☐ Periodic	
Arc strikes	☒ Continuous	☐ Periodic	
Ke-area	☒ Continuous	☐ Periodic	
Backing & weld tabs removed	☒ Continuous	☐ Periodic	
Repair activities	☒ Continuous	☐ Periodic	
Document acceptance or rejection of welded joint/member	☒ Continuous	☐ Periodic	

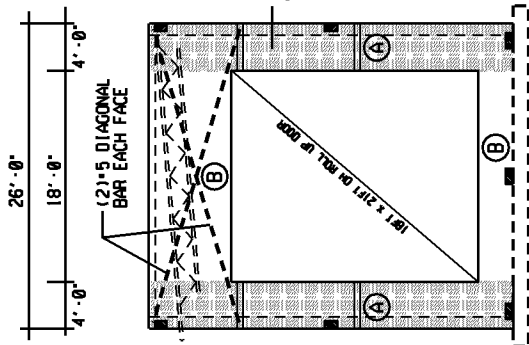
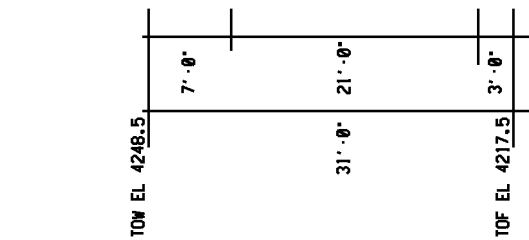
NONDESTRUCTIVE TESTING (SECTION N5.5, AISC 360-16):			
CIP welds (Risk Cat. II)	☐ Continuous	☒ Periodic	Ultrasonic testing shall be performed on 10% of CIP groove welds in butt, T- and corner joints subject to transversely applied tension loading in materials 5/16-inch thick or greater. Testing rate must be increased if > 5% of welds tested have unacceptable defects. A reduction in the rate of ultrasonic testing is allowed per Section N5.5e.
CIP welds (Risk Cat. III or IV)	☒ Continuous	☐ Periodic	
Access holes (flange > 2")	☒ Continuous	☐ Periodic	
Welded joints subject to fatigue	☒ Continuous	☐ Periodic	
PRIOR TO BOLTING (TABLE N5.6-1, AISC 360-16):			
➤ <i>Not required if only snug-tight joints are specified [Per Section N5.6(1) of AISC 360-16].</i>			
Certifications of fasteners	☒ Continuous	☐ Periodic	
Fasteners marked	☐ Continuous	☒ Periodic	Verify that fasteners have been marked in accordance with ASTM requirements.
Proper fasteners for joint	☐ Continuous	☒ Periodic	Verify grade, type and bolt length if brackets are excluded from the shear planes.
Proper bolting procedure	☐ Continuous	☒ Periodic	Verify proper procedure is used for the joint detail.
Connecting elements	☐ Continuous	☒ Periodic	Verify appropriate laying surface condition and hole preparation, if specified, meet requirements.
Pre-installation verification testing	☐ Continuous	☒ Periodic	Observe and document verification testing by installation personnel for fastener assemblies and methods used.
Proper storage	☐ Continuous	☒ Periodic	Verify proper storage of bolts, nuts, washers, and other fastener components.
DURING BOLTING (TABLE N5.6-2, AISC 360-106):			
➤ <i>Not required if only snug-tight joints are specified [Per Section N5.6(1) of AISC 360-16].</i>			
➤ <i>Not required for pretensioned joints using turn-of-the-nut method with match-marking, direct-tension-indicators, or twist-off type tension control method [Per Section N5.6(2) of AISC 360-16].</i>			
Fastener assemblies	☐ Continuous	☒ Periodic	Verify that fastener assemblies are of suitable condition, paced in all holes, and washers are positioned as required.
Snug-tight prior to pretensioning	☐ Continuous	☒ Periodic	Verify that joints are brought to snug-tight condition prior to pretensioning operation.
Fastener component	☐ Continuous	☒ Periodic	Verify that fastener component is not turned by wrench prevented from rotating.
Pretensioned fasteners	☐ Continuous	☒ Periodic	Verify that fasteners are pretensioned in accordance with RCSC Specification, progressing systematically from the most rigid joint toward the free edges.
AFTER BOLTING (TABLE N5.6-3, AISC 360-16):			
Document acceptance or	☒ Continuous	☐ Periodic	

-STEEL CONSTR

<i>Item</i>	
STEEL ROOF AND FLOOR	
Material verification of formed steel deck	
Floor and roof deck w/	
Floor and roof mechanical fasteners	
Steel deck installation	
OPEN-WEB STEEL	
End connections – welded	
Bracing – horizontal	
COLD-FORMED STEEL	
Trusses spanning > 60'	
Wind-force-resisting and seismic-force-resisting	
Cold-formed steel special moment frame	





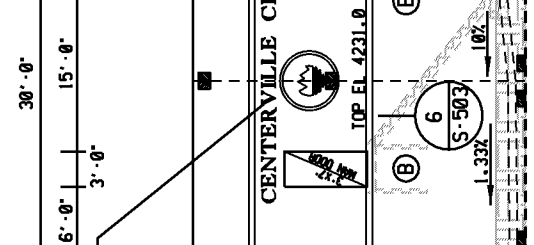
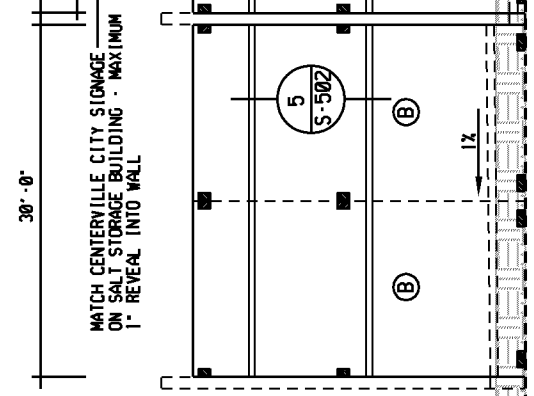
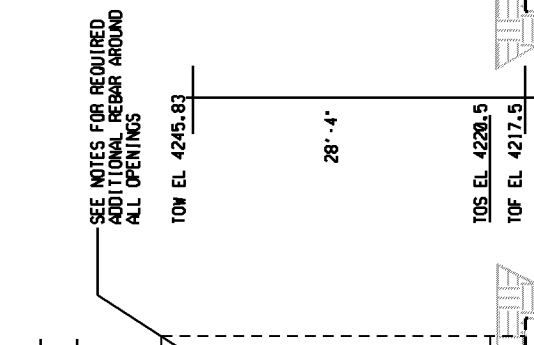
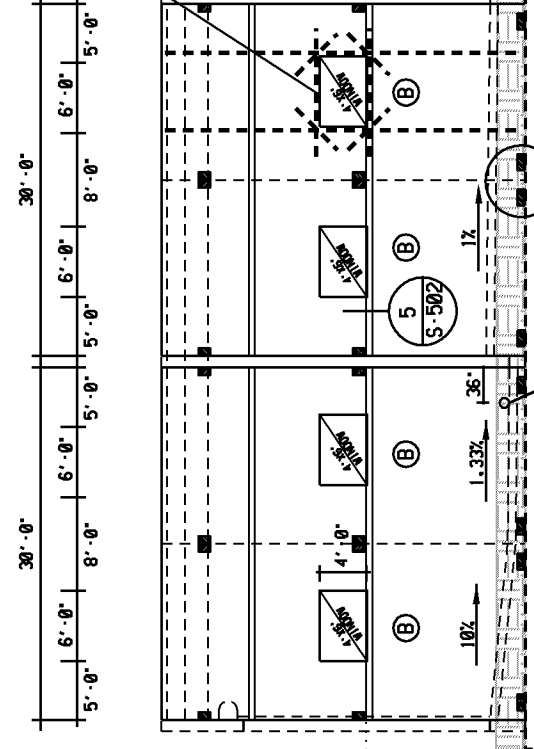
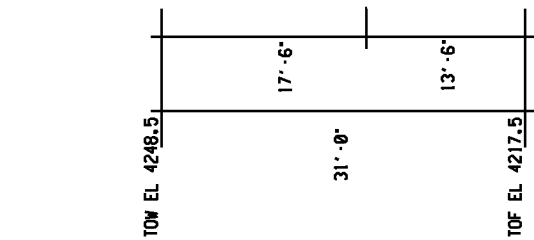


18" TYPICALLY

W-PANEL-1A

W-PANEL-2A

NOTE: PANELS MAY BE CONSIDERED AS TWO PANELS OR SPLIT INTO TWO



W-PANEL-3A

W-PANEL-3B

W-PANEL-4A

W-PANEL-4B

W-PANEL-5A

W-PANEL-5B

W-PANEL-6A

W-PANEL-6B

W-PANEL-7A

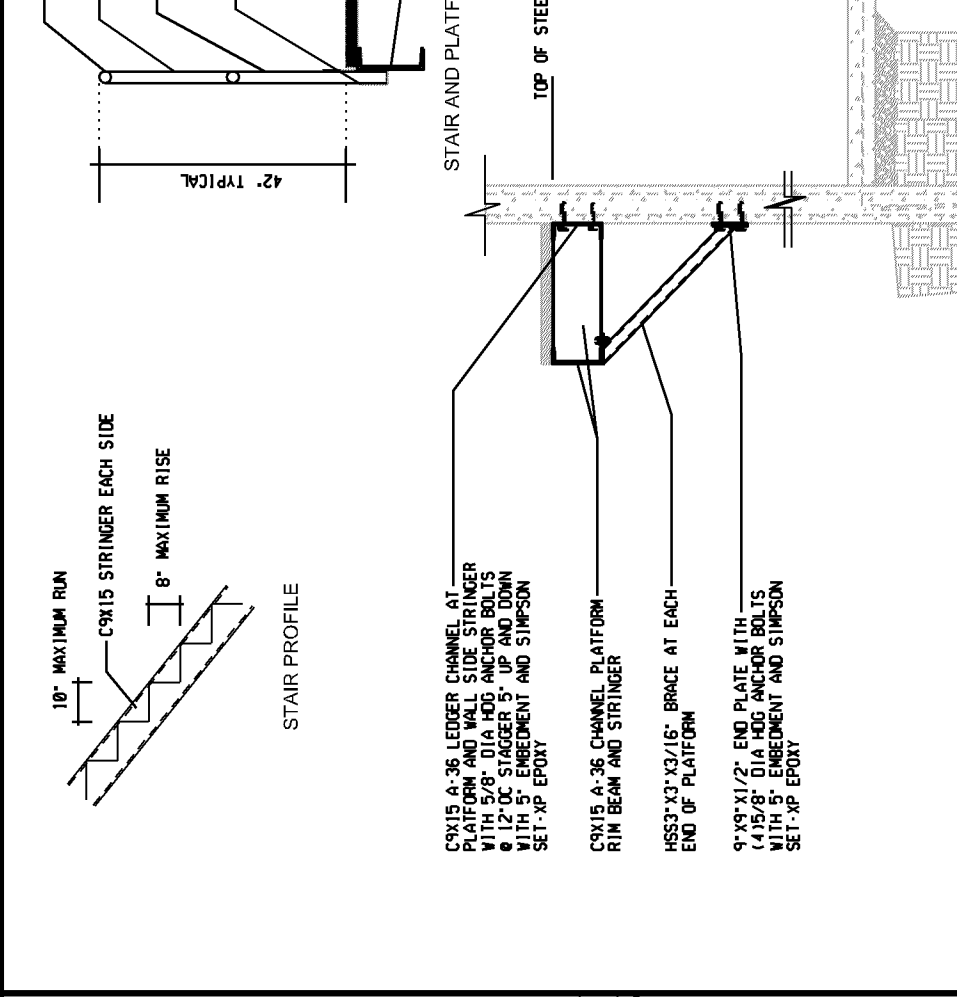
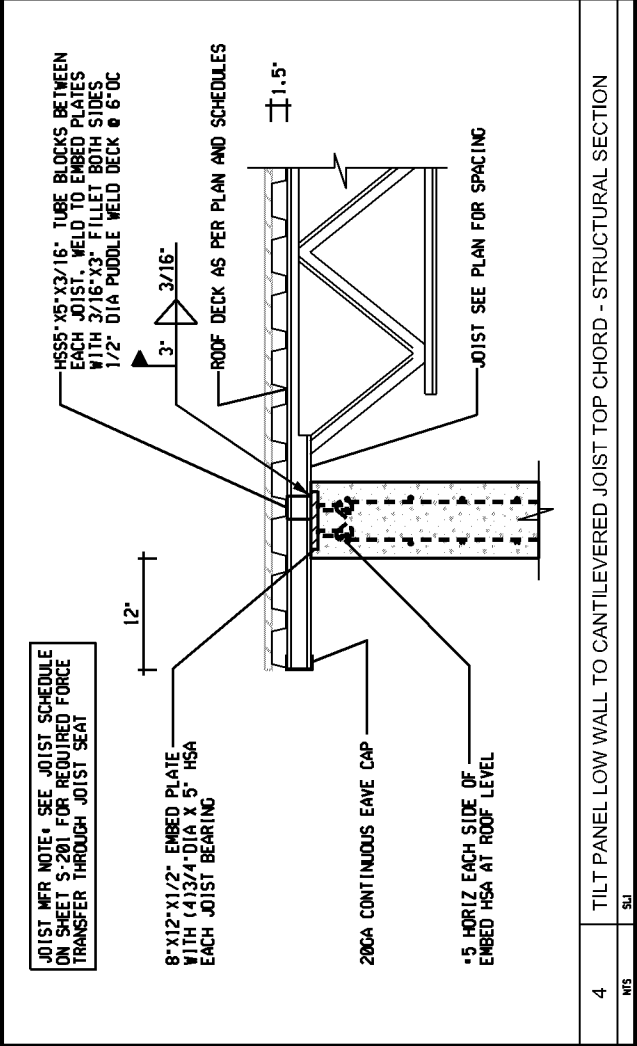
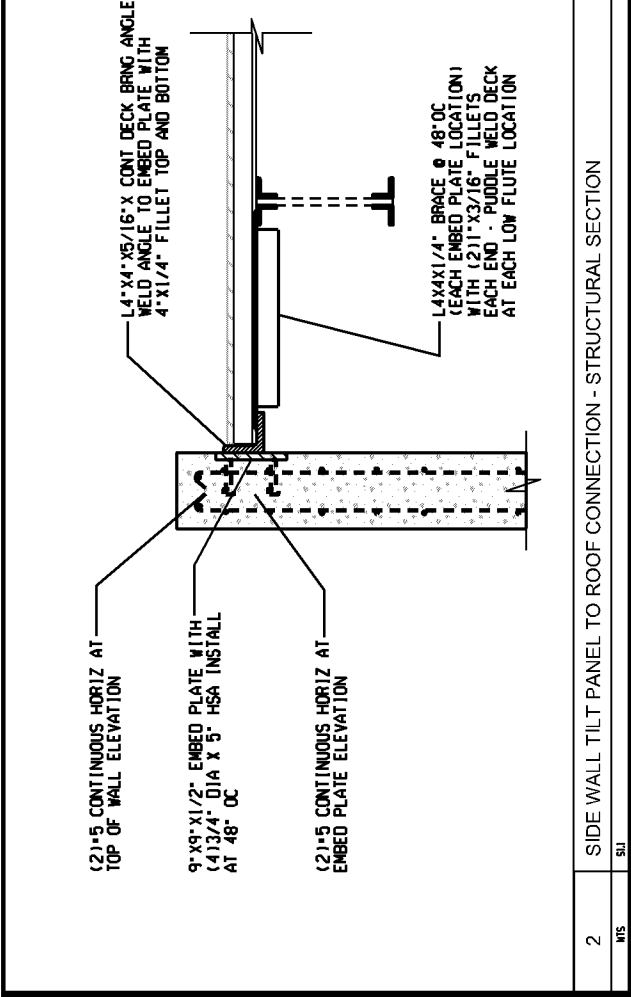
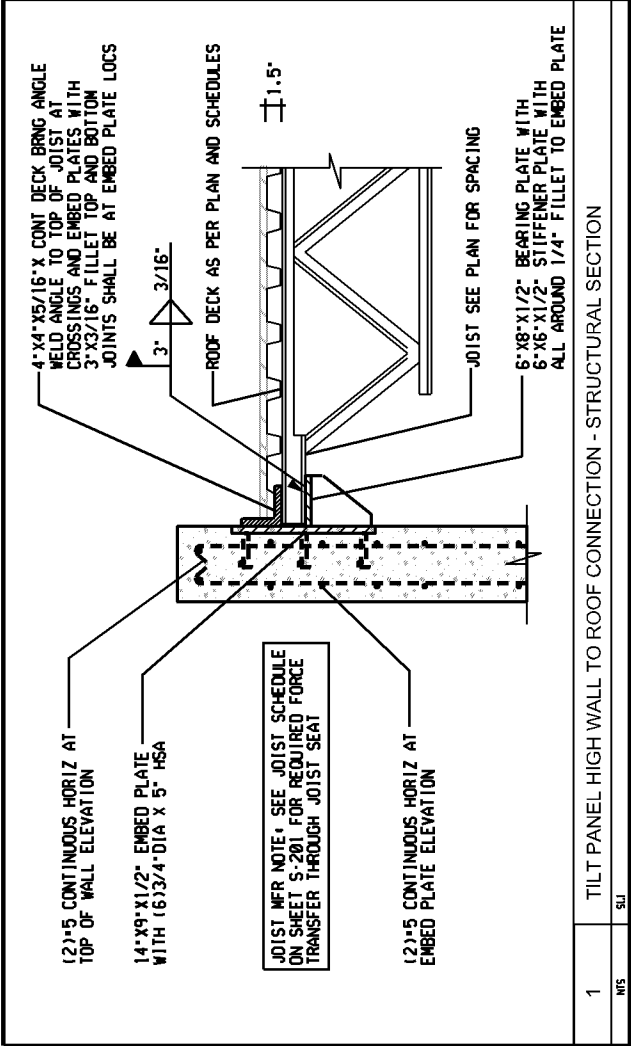
W-PANEL-7B

NOTE: IF PANELS ARE POURED AS A SINGLE ELEMENT CONTRACTOR MAY INSTALL ONE FOOTING

INSTALL 10" DIA PVC SLEEVE INV EL +4218.8

MATCH CENTERVILLE CITY SIGNAGE ON SALT STORAGE BUILDING - MAXIMUM 1" REVEAL INTO WALL

SEE NOTES FOR REQUIRED ADDITIONAL REBAR AROUND ALL OPENINGS

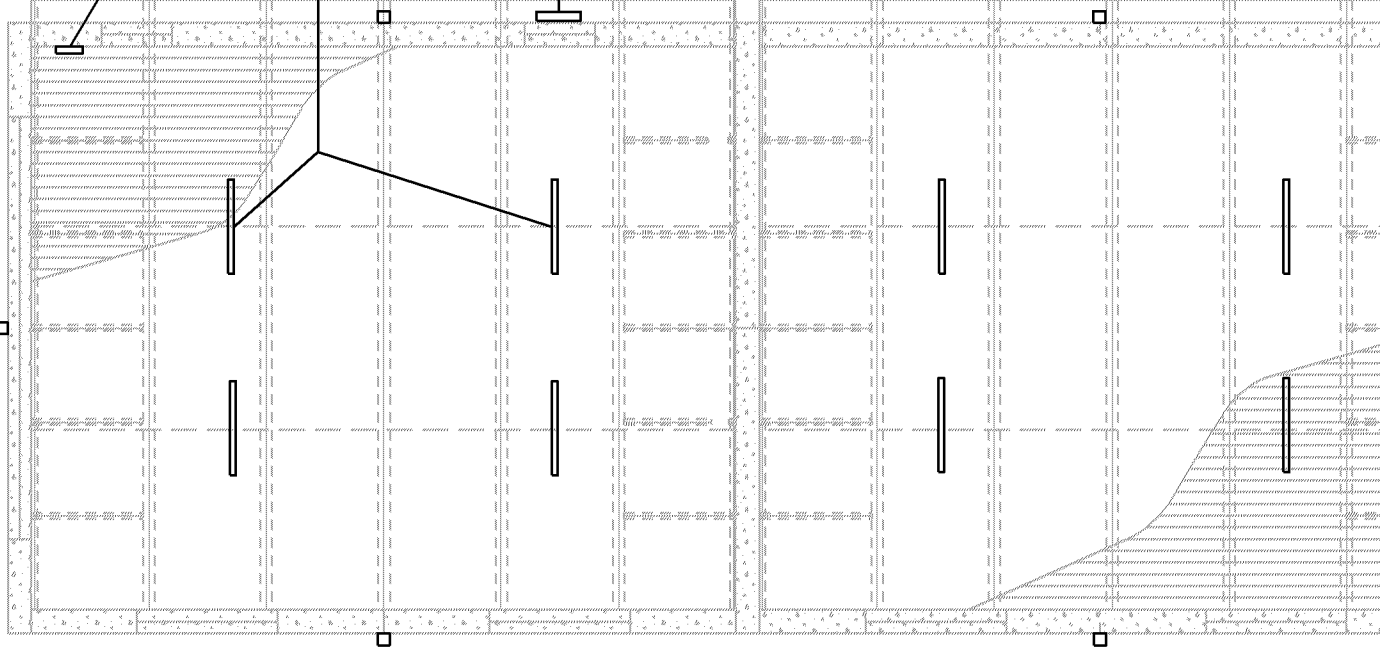


INSTALL (6) TOTAL EXTERIOR LED FLOOD LIGHTS

PROVIDE LIGHT SWITCHES AND OVER HEAD
DOOR CONTROL ON INSIDE FACE OF WALL

INSTALL (8) TOTAL INTERIOR 4FT LED
SHOP LIGHTS WITH 4 BULBS PER UNIT

INSTALL 100 AMP SERVICE PANEL
BELOW UPPER PLATFORM DOOR



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/11/2020**

Item No. 5.

Short Title: DISCUSSION - Subdivision Ordinance Updates - Chapter 19 (Commencement of Development Activity)

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Continue discussion of proposed revisions to Subdivision Ordinance - CMC 15 (Subdivision)

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest Chapter 19 (Commencement of Development Activity) is attached for Planning Commission review. Chapter 19 addresses when and how development activity can commence after final plat approval, including issuance of building permits.

ATTACHMENTS:

Description

- ▢ Subdivision Ordinance - Chapter 19 (Commencement of Development Activity)

TITLE 15 SUBDIVISIONS

CHAPTER 15.19. COMMENCEMENT OF DEVELOPMENT ACTIVITY.

- 15.19.010. Removal of Terrain and Vegetation Prior to Final Plat Approval.**
- 15.19.020. Installation of Certain Improvements Prior to Recording Final Plat.**
- 15.19.030. Improvement Completion Agreement Prior to Recording Final Plat.**
- 15.19.040. Building Permit Issuance.**
- 15.19.050. Sale of Lots Prohibited.**

15.19.010. Removal of Terrain and Vegetation Prior to Final Plat Approval.

Unless otherwise approved under an excavation permit issued in accordance with applicable ordinances, a subdivider may not alter terrain or remove any vegetation from a proposed subdivision site or engage in any site development until a final plat has been approved.

15.19.020. Installation of Certain Improvements Prior to Recording Final Plat.

Pursuant to Utah Code § 10-9a-604.5, after approval of the final plat and final construction drawings by the City, the subdivider may engage in certain limited development activities to install required public improvements associated with the subdivision prior to recording of the final plat, subject to the developer entering into an "Infrastructure Development Agreement (Prior to Recording Final Subdivision Plat)" with the City as approved by the City Council. Such development activities are limited to installation of improvements located solely within the subdivision. Any public improvements to be installed in the public right-of-way or off-site shall require an Improvement Completion Agreement and bonding prior to installation in accordance with Chapter 15.18 (Improvement Completion Agreements).

15.19.030. Improvement Completion Agreement Prior to Recording Final Plat.

Pursuant to Utah Code 10-9a-604.5, prior to recording the final plat, the subdivider shall install all required public improvements for the project or enter into an Improvement Completion Agreement and bonding with the City in accordance with Chapter 15.18 (Improvement Completion Agreements) for such public improvements.

15.19.040. Building Permit Issuance.

(a) **Improvements Required.** Except as otherwise provided by this Title, it shall be unlawful for any person to receive a building permit for a lot within a subdivision until water, sewer, storm drainage, and all other required underground utilities located under a street surface within the subdivision are installed, inspected, and approved by the City, and all streets in the subdivision are rough graded.

(b) **Building Permit Issuance.** Notwithstanding Subsection (a), a building permit may be issued for a lot within a subdivision prior to installation of all water, sewer, and required utilities and rough grading of all streets within the subdivision upon a finding by the Building Official that all of the following conditions are met:

- (1) The lot fronts onto a pre-existing hard surfaced street;
- (2) The main lines for utilities which will service the lot are located within a pre-existing improved street;
- (3) There is adequate fire flow protection and existing fire hydrants and fire protection devices for the lot as required by the International Fire Code, adopted by the City, and

other relevant City ordinances;

- (4) There is adequate access to the lot for emergency utility vehicles;
- (5) The issuance of the building permit will not threaten public health, safety, and welfare;
- (6) Written approval is obtained from the Fire Chief, Police Chief, and City Engineer regarding issuance of the permit;
- (7) Written approval is obtained from all public utilities and agencies involved regarding issuance of the permit or final subdivision approval; and
- (8) Issuance of the permit will not result in the waiver of any other requirements or performance guarantees for the subdivision.

15.19.050. Sale of Lots Prohibited.

It shall be unlawful for a subdivider to sell any portion of an approved subdivision until the final plat has been recorded.

CENTERVILLE

Staff Backup Report

3/11/2020

Item No. 6.

Short Title: STAFF UPDATE - Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

Upcoming Commission Items:

- Legacy Crossing, Lots 2 and 3, Conceptual Site Plan - Office & Retail

City Council Update:

- Nothing to Report

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

RECOMMENDATION

- Land Use Academy of Utah training March 21, 2020, 9 am - 2 pm

BACKGROUND

CENTERVILLE

Staff Backup Report 3/11/2020

Item No.

Short Title: February 12, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- February 12, 2020 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, February 12, 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
Christina Wilcox
Becki Wright

MEMBER ABSENT

Commissioner Kjar

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

ADMINISTRATIVE DECISION – LOT 1, LEGACY LANDS – FINAL SITE PLAN – AN OFFICE/WAREHOUSE USE IN THE SHORELANDS COMMERCE PARK

Cory Snyder, Community Development Director reviewed the proposed Final Site Plan for Lot 1, Legacy Lands at 1235 North 1300 West. The directives given to the applicant at the December 11, 2019 Conceptual Site Plan acceptance have been addressed in the final site plan.

Mr. Snyder advised the Commission the proposed site plan has the 30% landscaping/open space required by city code. However, code allows only 25% of that landscaping to be hardscape. The applicant's plan shows the total 30% as hardscape. To address this issue, Mr. Snyder presented a waiver of strict compliance option for exceeding the on-site hardscape limitation of 25%.

Mr. Snyder stated that if the Commission is willing to consider the waiver, three findings are required. The waiver must preserve the intent of the code. Granting of a waiver will not result in an adverse impact on surrounding properties. Strict application of the provision is unreasonable or unnecessary for the specific use, design or site proposal; or the property has exceptional physical conditions and such conditions will not allow strict code compliance.

Mr. Snyder stated it is the opinion of staff that the 1300 West easements are larger than needed. They will continue to be maintained as a landscaped detention area to manage the needs of storm water runoff. It would be 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 the city.

1 Mr. Snyder stated the proposed Final Site Plan for Lot 1 of Legacy Lands Subdivision
2 substantially addresses the layout and design expectations of the SCP Zone and with
3 recommended conditions of approval would be in compliance with the expected standards.

4
5 Commissioner Hunt commended the developer for incorporating the Commission's
6 recommendations in this final site plan. He offered his recommendation for approval of the strict
7 compliance waiver. Commissioner Wright also commended the applicant for his diligence to
8 implement Commission recommendations.

9
10 Commissioner Daly asked that if a waiver is granted will it create a situation where the
11 developer of Lot 2 would request a similar waiver. Mr. Snyder agreed that it is likely that a
12 similar waiver would be requested and likely would be justified.

13
14 Jeff Cook, applicant expressed appreciation to staff for assisting in resolving design issues. Mr.
15 Cook requested that a hardscape waiver of strict compliance be approved by the Commission.

16
17 Chair Hayman commended the applicant for implementing the Commission recommendations
18 especially in his use of "Bold Gestures".

19
20 Commissioner Hunt made a **motion** to approve the Final Site Plan for Lot #1 of the Legacy
21 Lands Subdivision subject to the following conditions. Commissioner Daly seconded the motion.
22 The motion passed unanimously (5-0).

- 23
24 1. The site shall be developed in compliance with the submitted application and
25 drawings submitted to the Commission.
26 2. The building design shall be altered in a manner to comply with tiering elements of
27 22 feet or less and may be approved by staff at the time of building permit submittal.
28 3. The temporary erosion plan for developing the site shall be reviewed and approved
29 by City staff prior to issuance of building permit.
30 4. All building and site signing shall comply with the SCP Zone standards and shall be
31 approved with the required separate sign permit.
32 5. Options for Condition #5:
33 a. Applicant shall alter the plan to meet the maximum allowable hardscape of
34 25%, or
35 b. Applicant shall receive an approval for "waiver of strict compliance" from the
36 Planning Commission.
37 6. Any amendments to this approved Final Site Plan shall comply with the applicable
38 statutes for obtaining a "Site Plan Amendment" approval.
39

40 Commissioner Wright made a **motion** for the Planning Commission to approve a waiver of the
41 landscaping requirements for Lot 1 of the Legacy Lands Subdivision subject to the following
42 conditions. Commissioner Hunt seconded the motion. The motion passed unanimously (5-0).

- 43
44 1. Waiver shall be limited to SCP Zone threshold maximum 25% allowable hardscape
45 provisions for Lot 1 and its associated Final Site Plan approval.
46 2. As part of building permit issuance, the applicant shall provide an accurate
47 measurement of the excess R-O-W landscaping related to Lot 1 fronting 1300 West
48 Street.
49 3. Provided that the calculated hardscape is equal to or less than 25% the Planning
50 Commission's "Waiver of Strict Compliance" shall be authorized.
51 4. Staff is authorized to review and accept the submitted calculations. Any disputes
52 shall return to the Planning Commission for resolution and decision.

1 5. Applicant shall pay the applicable application fee for this waiver.
2

3 Suggested reasons for the Action (Findings):
4

- 5 a. Planning Commission finds that the intent of the SCP Zone is to create open
6 landscaped areas that front local streets along any public trail system and along
7 Legacy Parkway.
8 b. Planning Commission finds that the excessive park strip area serves as needed
9 storm water detention for Lot 1 and will not be used for other purposes. Thus,
10 adjacent surrounding properties will not be impacted and even preserved by
11 appropriate control of storm water runoff.
12 c. Planning Commission finds that 1300 West Street right of way is larger than needed
13 in its design now and into the future.
14 d. Therefore, Planning Commission finds that it is unreasonable/unnecessary to require
15 additional on-site landscaping to meet the threshold maximum of 25% hardscaping
16 of the SCP Zone for this particular area of the City.
17

18 **SHORELANDS COMMERCE PARK – RESIDENTIAL COMPONENT -- DISCUSSION**
19

20 Assistant Planner, Mackenzie Wood reviewed current policy and code regarding the
21 Shorelands Commerce Park and Mixed Node of the West Centerville Plan.
22

23 Ms. Wood stated that residential zoning does not apply to the majority of the Shorelands
24 Commerce Park. Only, the Mixed Node Zone portion lists townhouse, patio home and multiple-
25 family dwellings as permitted uses.
26

27 Mr. Snyder provided a history of residential development issues and concerns relative to the
28 Shorelands Commerce Park and adjacent development in neighboring cities.
29

30 Mr. Snyder reported that there are no developed roads or utilities in this area. However, there is
31 interest and a few discussions on how to develop this zone have occurred. Recent discussions
32 have focused on the mandatory distribution of uses in the Mixed-Node Zone. Past officials have
33 held off on permitting residential uses because residents in the SCP-Mixed Node would align
34 more closely with Farmington City than with Centerville City. Now is the time to reevaluate the
35 West Centerville Plan and SCP-Mixed Node Zone to determine if changes are necessary.
36

37 A minimum of 50 contiguous acres is required to establish a SCP-Mixed Node. Since there are
38 only 66 acres available, only one residential development would be feasible.
39

40 Chair Hayman questioned how to mitigate industrial use so close to residential. Mr. Snyder
41 stated that commercial will act as a transition between industrial and residential.
42

43 Commissioner Wright provided information on Salt Lake's proposed Inland Port Hub. The Salt
44 Lake Inland Port will also have hubs going out to other job center areas. Perhaps staff could
45 check into the pros/cons of becoming a spoke to Salt Lake's Inland Port.
46

47 Chair Hayman suggested the Commission members take time to think about the many
48 developmental issues related to the Shorelands Commerce Park area. She suggested including
49 further discussion at the next Commission Meeting that has a light agenda. Commissioner
50 Wright suggested receiving public input prior to determining future uses.

SOUTH MAIN STREET CORRIDOR PLAN UPDATE – NEXT STEPS

Mr. Snyder stated that as a result of the recent joint work session with City Council, staff believes that the Council is content with the direction the Commission has taken in the South Main Street Corridor preliminary draft. Staff believes the Commission should move forward, separately from the Zoning Ordinance, and allow the public process to vet the “Revised Plan Element”.

Chair Hayman stated the joint session with the City Council was very effective. Mr. Snyder reported the Council agreed the joint session was effective and the Council is supportive of the Commission’s proposed plans.

Mr. Snyder suggested the next step in this process should be a public hearing conducted by the Planning Commission. Notification to the public, owners of affected properties, etc. should be accomplished by posting the Public Notice, by sending notices of the hearing to owners of affected properties, by sending notices to all businesses affected by the changes, by posting the notice at points along the new corridor and by sending notices out with the City’s newsletter prior to the scheduled public hearing. Mr. Snyder believes that the first public hearing could take place on March 11, 2020.

Chair Hayman suggested scheduling several public hearings starting with property owners, then historic input, then general public. Commissioner Daly, Commissioner Wright and Commissioner Wilcox recommended inviting the general public from the first hearing.

Chair Hayman asked staff to provide public hearing notices for a March 11, 2020 Public Hearing regarding the Shorelands Commerce Park. Chair Hayman requested that visual concepts be available at the hearing for the public to review.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT & CITY COUNCIL REPORT

Mr. Snyder advised the Commission that on February 26, staff will be traveling to the American Planners Association Conference. Chair Hayman suggested that since there are no scheduled agenda items for the February 26th meeting, the meeting should be cancelled. The Commission took a consensus and agreed to cancel the February 26, 2020 Commission Meeting.

Chair Hayman requested the Commission’s major three goals be reviewed and discussed at every Commission Meeting. This agenda item could be included in the Community Development Director’s Report.

MINUTES REVIEW ACCEPTANCE

The minutes of the January 22, 2020 Planning Commission meeting were reviewed and approved. Commissioner Daly **moved** to accept the minutes. Commissioner Wright seconded the motion which passed by unanimous vote (5-0). Commissioner Daly noticed that the minute’s header needed to be updated. Commissioner Daly **moved** to reconsider approval of the minutes with amendment. Chair Hayman seconded the motion. The motion passed by unanimous vote (5-0).

The minutes of the February 4, 2020 City Council and Planning Commission Joint Work Session were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Wilcox seconded the motion which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:35 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Hunt seconded the motion, which passed by unanimous vote (5-0).

Leah Romero, City Recorder

Date Approved

Coralee Carroll, Recording Secretary