

CENTERVILLE CITY PLANNING COMMISSION AGENDA

MARSHA MORROW
CITY RECORDER

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, MARCH 12, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

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

- 7:00 A. WELCOME AND ROLL CALL
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT – Commissioner Logan Johnson
 D. MINUTES REVIEW AND ACCEPTANCE – February 26, 2014
 E. BUSINESS
- 7:10 1. PUBLIC HEARING | CODE TEXT AMENDMENT, FENCES AND WALLS, CORNER
 SETBACKS IN R-M ZONE
 Consideration of various proposed Zoning Ordinance Code Text Amendments regarding
 fences and walls, and corner lot setbacks in the R-M (residential-medium) Zone (Section 12-
 12-040, 12-55-110 and Table 12-32-1). Bruce and Nancy Smith, Applicants
- 7:30 2. COMMUNITY PARK EXPANSION | 1250 NORTH 800 WEST
 Consideration of a final site plan for property being used for the expansion of the Centerville
 Community Park; which consists of additional sports fields and parking, located at
 approximately 1250 North 800 West in the PF-L Zone. Bruce Cox, Centerville City, Applicant
- 7:50 3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 a. Upcoming Meetings
 • PC Meeting March 26, 2014: Bamberger Office Building Final Site Plan; Howard
 Turner Rezone 1984 – 2000 N 400 W; Fat Boy Ice Cream Sales Temp Use Permit at
 Top Stop
- 8:00 F. Adjournment

Posted March 7, 2014 by Community Development

**MAKING Life
BETTER**
Centerville City

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 26, 2014

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

David Hirschi, Chair

Gina Hirst

Brian Holman

Logan Johnson

Scott Kjar

Kevin Merrill, Vice Chair

MEMBERS ABSENT

Debra Randall

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Hirst

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held February 12, 2014 were reviewed and amended. Commissioner Johnson made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Kjar and passed by unanimous vote (6-0). Commissioner Holman abstained as he was not present at this meeting.

PUBLIC HEARING | THE PASTURE BUSINESS PARK | 1275 North 1300 West
Tabled from February 12, 2014 - Consideration of a conceptual site plan (amendment) for
The Pasture Business/Industrial Park; which consists of changes to a rock wall,
landscaping, and entryway features, to be located at approximately 1275 North 1300 West,
in the Shorelands Commerce Park (SCP) Zone. Craig Salmon, Applicant.

1 Brandon Toponce, Assistant Planner, reported this application was tabled at the last
2 Planning Commission meeting until the applicant could be present. The applicant desires to
3 change three aspects of a previously approved conceptual site plan, i.e., bridge design, rock
4 retaining wall, and monument sign. As required by ordinance the applicant is requesting
5 approval for an amended conceptual site plan. Staff has reviewed the conceptual site plan and is
6 acceptable of the proposed changes for the bridge and the monument sign. Staff is concerned
7 with the rock wall. The rock wall was constructed in a linear fashion with 90-degree angles. This
8 is contrary to the originally approved conceptual site plan and the intent of the Shoreland
9 Commerce Park Zone (SCP). The SCP calls out terracing and landscaping cohesive with its
10 surroundings, i.e., wetlands. Staff recommends the rock wall include timbers, intermittently, in
11 front of the wall with landscape plantings. Staff also recommends the 90-degree corners of the
12 rock wall be adjusted to a lesser 45-degree angle, also with added plantings. Staff believes this
13 will soften the long linear look of the rock wall and the hard corners. This will also bring the
14 rock wall closer to the intent of the SCP.

15
16 Cory Snyder, Community Development Director, explained the City, along with five
17 other cities, partnered to come up with appropriate ordinances for the current look and feel of the
18 Legacy Parkway. The SCP models those same ideas and extends that look and feel to this
19 neighboring wetland area. The SCP is a natural upland environment with slow transitions
20 between low spots and high spots, natural landscaping, and designated wetlands. As this is the
21 first development within the SCP, it is important to set a precedence that reflects the true intent
22 of the ordinance. Mr. Snyder said the already constructed rock wall does not meet the intent of
23 the SCP ordinances. This wall should be terraced with landscaping and the right angles should be
24 diminished. Staff is comfortable allowing the wall to remain if timbers and landscaping are
25 included and the corner angles diminished.

26
27 Commissioner Merrill questioned the plans for the wetlands. He asked if the entire
28 project will have culverts or if the standing water (as shown in the pictures of the staff report)
29 will remain with the bridge overtop.

30
31 Mr. Snyder reported the culverts are currently being reviewed. The applicant, City
32 Engineer, and Public Works Director are still working on the details. The site will include
33 culverts that will handle run-off. The designated wetlands will also remain as required by the
34 Army Corps of Engineers. He also explained the bridge will likely be widened to accommodate
35 the new pillar design. All these details will be verified prior to construction.

36
37 Troy Salmon, applicant, explained this project has been difficult because of the new SCP
38 Zone. He said the zoning ordinance is a bit abstract on what is required and what is not. He said
39 there have also been disagreements between City staff members when interpreting the

ordinances. This has created some challenges. He said they are trying to appease all parties, i.e., Planning and Zoning department, City Engineer, and the Army Corps of Engineers. He said the Army Corps of Engineers has been especially difficult in that the wetlands are not to be touched or disturbed in any way. He claimed terracing would encroach onto the wetlands. He said they are accepting of staff's recommendations, including timbers and landscaping, and diminished angles on the corner. They also plan to culvert the site and widen the roadway as needed. He explained the wall was constructed in such a way to retain the fill dirt. The wall was built quickly in order to meet an Army Corps of Engineer deadline. Now that this has been accomplished the timbers and landscaping can be added.

Commissioner Holman asked if any additional fill dirt will be added at this point or if the site is already at its highest. Commissioner Hirst said she has walked this site and the wall is very long and straight and unnatural to its surroundings. She questioned if the wall could be broken up by replacing some of the rocks with timbers and landscaping. She would prefer the timbers be added to the wall rather than standing in front of the wall.

Mr. Salmon said no additional fill will be added to the site, but there is some grading that still has to take place which may change the elevations slightly. He said they do not want to compromise the soundness of the wall, but it may be possible to remove some rocks from the wall in order to place timbers and landscaping, but not at all locations. Some areas will require timbers to be placed in front of the rock wall. He said they will integrate the timbers and landscaping throughout the entire length of the wall. He also said they will diminish the angle and terrace the rocks on the corners.

Chair Hirschi opened the public hearing. There was not comment. He closed the public hearing.

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

Conditions:

1. The applicant shall submit an amended final site plan, meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. The applicant shall integrate the timber concept and indicate location and height over the rock wall and plantings appropriate to the Shorelands Commerce Park Design.
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.

4. The applicant shall address the corners of the rock wall with a 45 degree angle of wall, where possible, and breaking up the mass of the wall to allow for more variety of vegetation/plantings. These areas shall have appropriate Shorelands Commerce Park vegetation.
5. The applicant shall indicate all driveways being wide enough to accommodate the 25-foot drive-isle width, plus additional space for the wall rock cage feature.
6. The applicant shall continue to work with the City Engineer in regard to culverts, drainage issues and other related engineering issues.

Reasons for Action (findings):

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

The motion was seconded by Commissioner Merrill and passed by unanimous vote (6-0).

PUBLIC HEARING | SONIC RESTAURANT | 250 WEST PARRISH LANE

Consideration of a conditional use permit for operating a fast-food restaurant with drive-through and final site plan for Sonic Restaurant, to be located at the Ray's Muffler site, 250 West Parrish Lane, in the C-VH Zone. Charles (Chip) Ashley, Applicant.

Cory Snyder, Community Development Director, reported the applicant is seeking three (3) approvals in order to move forward with development of the Sonic Restaurant, including final site plan, conditional use permit, and parking modification approval. Staff has reviewed the directives of the previously accepted conceptual site plan and it appears the applicant has addressed the majority of issues. Staff is concerned the use of decorative lighting has not been adequately implemented and suggests additional decorative lighting be required. Staff's review concludes that the final site plan submittal generally complies with the regulations, with the exception of the applicant's request to reduce the parking stalls from 23 to 20. In addition, a few follow through items will need to be addressed, including the recording of a new 7-foot utility easement along the east property line, bonding, fees, etc.

Mr. Snyder reviewed the application for the conditional use permit. The property is suitable for the fast-food use as requested. The property is surrounded by other commercial uses and there are similar fast-food uses within the area. The proposed use will upgrade the aesthetic

1 appearance of the property. It does not appear the use will negatively impact surrounding uses or
2 properties. The applicant has sufficiently addressed the median strip along the east property line
3 providing a shared access. The property has adequate facilities and services to the site for the
4 proposed use. The applicant performed a traffic study, which concludes that adequate traffic
5 capacity exists on the site once the access is widened (requires UDOT approval). The applicant
6 has also sufficiently mitigated noise, trash, and light splay concerns.

7
8 Mr. Snyder reviewed the proposed parking modification. The applicant proposes to
9 reduce the required parking from 23 stalls to 20 stalls. The applicant performed a parking study,
10 which concluded that the request for a reduction will not create a problem with the development
11 of the Sonic Restaurant. The conclusion is based on such factors as, national average peak
12 demand rates, use of interior seating, the specific business model for Sonic facilities, and the
13 drive-thru provides double the required stacking of vehicles in the queuing lane. Staff and the
14 City Engineer see no reason to disagree with the findings and conclusions of the submitted
15 parking study.

16
17 Commission members expressed concern with trash. The car-hop aspect of this use could
18 possibly circulate more trash on site than other fast food uses. Mr. Snyder said current
19 ordinances include a litter control program. The Commission can decide if the car-hop service
20 needs additional mitigation controls.

21
22 Commissioner Merrill said some Sonic restaurants have two canopies. He asked for
23 verification that only one canopy is planned for this site. He also raised concern with noise and
24 the decibel level of the music that is played under the canopy. He said it seems Parrish Lane will
25 be louder than any music that will be played. Chair Hirschi questioned if the shared access
26 agreement is in place. Mr. Snyder explained the Noise Ordinance is lenient during the day and
27 rather stringent after 10 p.m., existing ordinances should sufficiently control noise.

28
29 Chip Ashley, applicant, said the proposed Sonic will have only one canopy on the south
30 side of the property. There are existing public utility easements that prevent a canopy on the
31 north side of the property. He said the shared access agreement is in place and recorded on the
32 plat. They will also record the 7-foot public utility easement as required. He explained the sound
33 system is state of the art and can fluctuate the decibel level depending on ambient noise. The
34 system can also be manually adjusted if necessary. He said the decibel level under the canopy
35 next to the vehicles is set at 85, similar to the noise of a passing diesel truck. That sound will
36 dissipate as you move farther away from the canopy. The decibel level at the sidewalk will be
37 about 54, similar to someone talking. These levels are calculated as if there was a straight shot
38 from the canopy to the sidewalk. At this proposed location that distance is buffered with a berm
39 and 3-foot wall, which will further dissipate the sound. In addition, the speakers directly face the

1 vehicles parked under the canopy. They do not face the sidewalk or other surrounding properties.
2 There will be no speakers mounted on the building itself. He said they are willing to comply with
3 staff's recommendations in regard to decorative lighting.
4

5 Chair Hirschi opened the public hearing.
6

7 William H. Foyer said he is strongly opposed to additional fast food uses in Centerville.
8 There are already too many. He would like to see a larger sit down establishment come to the
9 city. He would hope elected officials would provide opportunity for larger establishments. He
10 said he is concerned with traffic. He said the traditional colors used by Sonic are too bright and
11 will not blend with the scheme of Centerville. He said the traditional Sonic building architecture
12 includes large canopies that make the reuse of the site difficult if Sonic went out of business. He
13 said Sonic has a reputation of going out of business. It would be unfortunate to have a vacant
14 bright colored building and canopy. He suggested requiring the removal of the canopy if this
15 happens.
16

17 Chair Hirschi closed the public hearing.
18

19 Sean Robertson, Sonic operator, said they have waited 10 years to open a Sonic in
20 Centerville. He said there are many residents that fully support this use and are excited to have a
21 Sonic in Centerville. He said Sonic will create jobs and will support local educators. He
22 explained the proposed building is a new style which is a better design and business model. He
23 said this Sonic will operate at the highest level. He said trash is part of any fast food use. He
24 explained their car-hop service model requires regular trash sweeps. In addition, there is a car
25 hop in the parking lot about every nine (9) minutes serving patrons. These employees are
26 constantly sweeping the lot for trash. He said the color scheme for this location is muted. The
27 traditional bright colors will not be used.
28

29 Mr. Ashley said the architecture for this building is modern and includes increased
30 pedestrian elements. There is a fireplace, attractive landscaping, and interior seating. He agreed
31 the old Sonic buildings were bright colored and struggled to stay open. This is not the model that
32 will be built in Centerville. Business longevity is anticipated at this location.
33

34 Commissioner Merrill said the muted color scheme was required. He said he too would
35 like to see a larger sit down establishment come to Centerville, but they have not shown an
36 interest. As of yet, fast food uses are the types of business that are applying.
37

38 Mr. Snyder confirmed the muted colors were required per the Parrish Lane Design
39 Guidelines. He said many concerns were discussed with regard to the canopy and the 3-foot wall,

1 berm, and landscaping was required to mitigate these concerns. He also explained the canopy is
2 easily removable. He said business longevity is always a concern, but he does not recommend
3 requiring the removal of the canopy if the site were to go dark. He also said the proposed
4 development is a better use than what is currently in place.
5

6 Commissioner Kjar said the Commission discussed many of these issues during the
7 conceptual site plan approval. He said Sonic has complied with current ordinances and has a
8 right to do business in Centerville. The City cannot pick and choose which uses come to the city.
9 He said a larger establishment would be great, but Centerville's demographics hinder larger
10 companies from locating here. He said he is pleased to see additional jobs come to the city.
11

12 Commissioner Holman said the conditional use permit runs with the land. If Sonic went
13 out of business another fast food use could easily reuse the site. Mr. Snyder confirmed that the
14 conditional use permit runs with the land, but said the parking modification does not. Any
15 subsequent use would be required to address the parking through additional approval processes.
16

17 ***Final Site Plan and Parking Modification***
18

19 Commissioner Kjar made a **motion** for the Planning Commission to approve the final site
20 plan for Sonic Restaurant to be located at 250 West Parrish Lane, with the following conditions:
21

22 ***Conditions:***

- 23 1. The development of the property shall be subject to the layout and design as
24 submitted and reviewed by the Commission on February 26, 2014, subject to any
25 future allowed amendments as defined in City Ordinances.
- 26 2. A Parking Modification is approved, thereby reducing the parking stalls from 23 to
27 20, subject to the specific use of a Sonic Restaurant.
- 28 3. The final site plan submittal shall be revised to re-address the use of decorative style
29 lighting fixtures for the building elevations that can be viewed from Parrish Lane and
30 any parking lot lighting fixtures used in the area between the building and the street.
31 City staff may approve the lighting style design. However, any disagreement shall
32 return to the Planning Commission for resolution.
- 33 4. The new 7-foot utility easement along the east property line shall be reviewed and
34 accepted by the City.
- 35 5. All wall-based or ground equipment shall also be screened from view of the public
36 street, either through man-made elements or by plant materials as part of the
37 landscape design.
- 38 6. All required utility provider sheets be completed and deemed acceptable by the City
39 staff by the time any construction permits are issued by the City.

7. The final site plan approval shall be subject to the payment of applicable bonding, fees, and other related development costs, as defined in the City's Fee Schedule.

Reasons for Action (findings):

- a. The Planning Commission finds the final site plan submittal, with the above conditions being addressed, the proposed development has satisfied the applicable General Development Standards [Chapters 12-43, 12-51, 12-52] and the Parrish Lane Design Guidelines [Chapter 12-63].
- b. The Planning Commission finds that the Parking Modification is based on such factors as, national average peak demand rates, use of interior seating capacities, and the specific business model operation of Sonic facilities. Additionally, that the drive-through is providing just over double the required stacking of 5 vehicles in the queuing lane (see Parking Study provided with the final site plan submittal).

The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (6-0).

Conditional Use Permit (CUP)

Commissioner Kjar made a **motion** for the Planning Commission to approve a Conditional Use Permit (CUP) for Sonic Restaurant to be located at 250 West Parrish Lane, with the following conditions:

Conditions:

1. The development of the property shall be subject to the approved final site plan as submitted and reviewed by the Commission on February 26, 2014, subject to any future allowed amendments as defined in City ordinances.
2. The design layout of the Sonic Restaurant use shall maintain a common circulation route for the western parking area located on adjacent property (i.e., tire store – these two properties share a common access drive).
3. All required utility provider sheets be completed and deemed acceptable by the City staff by the time any construction permits are issued by the City.

Reasons for Action (findings):

- a. After reviewing the CUP approval criteria as listed in Section 12-21-100 of the Zoning Ordinance, the Planning Commission finds the following:
 - i. The property is suitable for the development of a fast-food restaurant.
 - ii. With the condition regarding maintaining common access route, there are no other issues needing mitigating or preventive measures for safeguarding the immediate surroundings (e.g. site is located in a commercial intensive area).

- 1 iii. After reviewing the Traffic Study, there is sufficient traffic capacity for the
2 proposed fast-food use.
3 iv. Subject to the submittal of all required service utilities and any conditions
4 indicated, there are adequate services available to the site.
5

6 The motion was seconded by Commissioner Merrill and passed by unanimous roll-call
7 vote (6-0).
8

9 At 8:30 p.m., Chair Hirschi was excused. Vice Chair Merrill took control of the meeting.
10

11 **DISCUSSION | TRAINING FOR COMMISSIONERS**
12

13 Lisa Romney, City Attorney, provided training regarding conflicts of interest and the
14 Municipal Ethics Act. Ms. Romney discussed ethical standards for Planning Commissioners
15 under the Municipal Ethics Act, including prohibited conduct and interests that require
16 disclosure. Ms. Romney provided further information and training regarding ethical
17 considerations when performing public duties and avoiding even the appearance of conflict
18 between one's personal interests and public duties.
19

20 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
21

- 22 1. The next Planning Commission meeting will be Wednesday, March 12, 2014.
23 2. Upcoming Agenda Items
24 • Community Park Expansion, Final Site Plan
25 • Code Text Amendment, Corner Lot Setbacks, R-M Zone
26

27 The meeting was adjourned at 9:20 p.m.
28
29

30 _____
31 David Hirschi, Chair
32

Date Approved

33 _____
34 Kevin Merrill, Vice Chair
35

Date Approved

36 _____
37 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: **BRUCE AND NANCY SMITH
75 EAST 100 NORTH
CENTERVILLE, UT 84014
nancy_cobblestone@yahoo.com**

APPLICATION: **ZONING CODE TEXT AMENDMENT**

APPLICANT REQUEST: **ALLOW SIX-FOOT FENCING AT 18 FEET IN SIDE-
YARDS OF RESIDENTIAL-MEDIUM (R-M) ZONES**

RECOMMENDATION: **RECOMMEND APPROVAL FOR THE ZONING CODE
TEXT AMENDMENT FOR SECTION 12-55-110(b)(1), TO
ALLOW A SIX-FOOT FENCE AT AN 18-FOOT BUILDING
SETBACK; ADD A STREET SIDE YARD DEFINITION TO
CHAPTER 12-12, AND AMEND TABLE 12-32-1 TO
REFLECT THIS CHANGE TO THE R-M ZONE**

BACKGROUND

In response to a recent enforcement action, the Smiths have chosen to apply for a zoning code text amendment, in order to become compliant with the zoning code. At the end of 2013, the applicant constructed a six-foot wall within their front yard setback area. After meeting with staff, the applicant expressed concerns about the ability and costs to demolish or move the fence or wall. During that meeting, the merit of amending the related Ordinances was discussed. Thus, the applicant has decided that a proposal to change the Ordinance seemed to be their preferred alternative for potentially resolving the matter. The following is a description of the proposed changes by the Smith's from their application:

- A – “Text amendment to SMSC [South Main Street Corridor] corner lot building/fence setbacks;”**
- B – “Specifically side yards from 20 to 18 [feet] in the R-M Zone.”**

STAFF MODIFICATION TO PROPOSAL

The related matter is not correctly reflected in the submitted proposal by the applicant. This issue is not related to the South Main Street Corridor Zone (i.e. the provisions of Chapter 12-48) because the applicants home is not found within this area and is actually in the Residential-

Medium (R-M) Zone. Staff believes in order for the matter to be resolved, the proposed amendments need to cover three areas within the Ordinance regarding fences and walls. The following is staff's framework of the relevant language of the Zoning Ordinance:

CHAPTER 12-12 DEFINITIONS

Lot, Corner: A lot or parcel abutting two intersecting or intercepting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five (135) degrees. ~~Corner lots shall have two (2) front yards and two (2) side yards.~~ Corner lots shall have one (1) front yard, one (1) street side yard, one (1) side yard, and one (1) rear yard.

(New Definition)

Yard, Street Side: A space extending across the width of a lot or parcel between the street side building line and the property line. The depth of the street side yard is the minimum distance required by this Title between the street side lot line and the street side building line.

Table 12-32-1 (Amendment to R-M Zone ONLY)

Development Standards	Zones		
	R-L	R-M	R-H
Setback Standards – Street Side Yard			
Main building	20	<u>18</u>	20
Main building on corner lot abutting side yard of another lot or parcel	20	<u>18</u>	20
Accessory building	Not Permitted	Not Permitted	Not Permitted

SECTION 12-55-110 - FENCES AND WALLS

(b) Fences in Front Yard and Street Side Yard. No fence or wall or other similar structure exceeding forty-eight (48) inches in height shall be erected within a front yard and a street side yard.

ZONE TEXT AMENDMENT APPROVAL STANDARDS SECTION 12-21-080(e)

General Plan

Within Section 12-420 of the General Plan, it states “medium density residential development that is allowed in appropriate locations within the City should provide usable open spaces, landscaping, and other associated amenities.” In addition, it also states that medium density should allow 5-8 units an acre. By allowing the street side yard to have a setback of 18 feet, it pushes buildings closer to the street and may allow greater density to occur and may allow other usable space in more appropriate areas, than a street side yard to be established.

Harmonious to existing property

This modification would allow walls, fences and buildings to be placed 18 feet from the street side yard property line for all sites located within the R-M Zone. According to the Zoning Map, there is approximately 52 smaller lots and 5 subdivisions that are zoned Residential-Medium.

Many of the existing smaller lots have one single home or a duplex found on the lot. The subdivisions appear to have smaller setbacks that are more appropriate to the specific location and layout of the subdivision. Within a planned development overlay, it is common for setbacks to be reduced. One of the most frequent setback reduction for front yards and street side yards is 18 feet. This 18 feet comes from the parking stall depth requirement found in Section 12-52-090(a)(1) of the Zoning Ordinance which sets the standard at 9' x 18'. Therefore, with a setback of 18 feet, this allows a vehicle to park in the driveway without having any portion of the vehicle in the public right-of-way.

Allowing the 18-foot setback appears to be consistent to what has already been approved within select subdivisions within the R-M Zone. Finally, for single lots zoned R-M, adjacent to a lower density use, the 18 feet will allow vehicles to remain out of the public right-of-way.

Adverse Affects

By placing a six-foot wall along a street side yard at 18 feet from the property line, it may create a fortress feel within the neighborhood. The 18 feet between the property line and the wall may become a forgotten area by the property owner and may become a nuisance in relation to weeds and/or debris adjacent to the fence.

On the other hand, 2 feet does not make a huge impact if a property owner already chooses not to maintain the street side yard. Finally, the fencing will not be allowed within the front yard at 18 feet, so the appearance of "fortress walls" may not be relevant.

Adequacy of Facilities

This factor deals more with a zone map amendment, yet, with a setback being reduced, it may encroach upon public utility easements. As with all digging, it is the responsibility of the property owner to locate the actual property line, easements and any buried utilities.

PLANNING STAFF RECOMMENDATIONS

Zone Text Amendment – Staff Suggested Motion:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to recommend approval to the City Council for various Code Text Amendments to the Zoning Ordinance in relation to the following sections:

Chapter 12-12 Definitions

[amended] Lot, Corner: A lot or parcel abutting two intersecting or intercepting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five (135) degrees. Corner lots shall have one (1) front yard; one (1) street side yard; one (1) side yard; and one (1) rear yard.

[new] Yard, Street Side: A space extending across the width of a lot or parcel between the street side building line and the property line found on a corner lot facing the street. All corner lots must have one front yard and one street side yard. The depth of the street side yard is the minimum distance required by this Title between the street side lot line and the street side building line.

Table 12-32-1 [Amended]

Development Standards	Zones		
	R-L	R-M	R-H
Setback Standards – Street Side Yard			
Main building	20	18	20
Main building on corner lot abutting side yard of another lot or parcel	20	18	20
Accessory building	Not Permitted	Not Permitted	Not Permitted

Section 12-55-110. Fences and Walls [amended]

(b) Fences in Front Yard and Street Side Yard. No fence or wall or other similar structure exceeding forty-eight (48) inches in height shall be erected within a front yard and a street side yard.

SUGGESTED REASONS FOR THE ACTION:

- a. The application was found to be complete for a review by the Planning Commission and approval by the City Council [Section 12-21-080(d)].
- b. The proposed text amendment meets the factors to be considered for an amendment found in Section 12-21-080(e) of the Zoning Ordinance.
- c. The change was found to be consistent with the General Plan [Section 12-420-2.1.2].
- d. A setback of 18 feet is consistent to parking requirements to allow for a vehicle to be parked in a driveway [Section 12-52-090(a)(1)].
- e. There will not be any significant impacts to the surrounding community in relation to this amendment [Section 12-21080(e)(3)].

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: **CENTERVILLE CITY
250 NORTH MAIN STREET
CENTERVILLE, UT 84014
bc Cox@centervillut.com**

PROPERTY: **PARCEL 02-014-0043, APPROXIMATELY 1250 NORTH 800
WEST**

ACREAGE: **5.93 ACRES**

ZONING: **PUBLIC FACILITY-LOW (PF-L)**

LAND USE: **CITY COMMUNITY PARK EXPANSION**

APPLICATION(S): **FINAL SITE PLAN APPROVAL**

RECOMMENDATION: **APPROVE THE FINAL SITE PLAN**

BACKGROUND

The Planning Commission has previously accepted the conceptual site plan for the proposed City Community Park Expansion. The City Administration now desires to receive a final site plan approval. The City is also requesting that the site not be developed as a whole; but construct the park in a phased method. The phasing is conditioned upon funds being made available for the needed improvements. Generally, the construction phasing is as follows:

- *Rough Grading, Utilities, Parking, and Walking Path*
- *Irrigation, Final Grade Top Soil, Trees, and Grass Seeding*
- *Pavilion, Restrooms, and Playground*

PREVIOUS CONCEPTUAL ACCEPTANCE SUMMARIZED

Staff has reviewed the directives of the associated accepted conceptual site plan (*see attached letter previously sent to the applicant*). Furthermore, on February 4, 2014, the City Council approved the rezone request to designate the property within a Public Facility – Low (PF-L) Zoning District.

One of the primary issues was the need for a parking study. The Zoning Ordinance establishes the parking ratio through a parking study, which was performed by the City (*see attached memorandum from the City Engineer*). The study recommends double the typical traffic manual of 25 parking stalls per field. Once the two (2) new sports fields are installed, there will be a total of six (6) sports fields. With the park expansion project, there will be a total of 300 parking stalls, or 50 stalls per field. This does meet the recommendation of A-Trans, the consulting engineer.

Another issue to review is drainage and detention. As requested, the City Engineer has reviewed this issue and provided a written answer to the City (*see attached memorandum from the City Engineer*). It appears there will be sufficient capacity to manage drainage and detention needs for the park.

Furthermore, the issue of lighting for the playing fields was raised during the conceptual site plan review. It is the understanding of the planning staff that lights for the fields are a future consideration and there are design technologies to address the issue of light splay. For now, lights for the sports fields are not part of the requested approval.

FINAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

REGULATIONS OF GENERAL APPLICABILITY (Section 12-34-60)

These regulations include items such as landscaping, screening and off-street parking. Staff's review concludes that the final site plan submittal generally complies with these regulations. A detailed landscaping plan was provided, which depicts the required street frontage landscaped area and associated street frontage trees and how the remaining park area will be landscaped, including the preservation of the wetland areas.

PLANNING STAFF RECOMMENDATION

FINAL SITE PLAN– Staff Suggested Motion:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the final site plan for the City Community Park Expansion to be located approximately at 1250 North 800 West, with the following conditions:

1. The development of the property shall be subject to the layout and design as submitted and reviewed by the Commission on March 12, 2014, subject to any future allowed amendments as defined in City Ordinances.
2. Any future installation of additional lighting for the sports fields shall be subject to approval of an amended site plan, as defined or allowed by City Ordinances.

SUGGESTED REASONS FOR THE ACTION:

- a. The Planning Commission finds that the final site plan submittal sufficiently addressed the directives given at the conceptual site plan acceptance.
- b. The Planning Commission finds the final site plan submittal with the above conditions being addressed, that the proposed development has satisfied the applicable general Development Standards [Chapters 12-43, 12-51, 12-52] of the Zoning Ordinance.

Cory Snyder

From: kevin campbell <kevin.campbell@esieng.com>
Sent: Thursday, March 06, 2014 11:44 AM
To: Cory Snyder
Cc: Bruce Cox; Lisa Romney; Jacob Smith; matt robertson
Subject: Additional Parking Stalls for Park Expansion

Cory -

City staff contacted Joe Perrin with Atrans to discuss recommended number of parking stalls per additional new field. The "by the book" recommendation is 25 new stalls per field, however this does not take into account overlap of games (i.e. teams playing next game often show up 20 to 30 minutes prior to game time to warm up).

The recommendation made by Atrans to City staff for new parking stalls is 100 stalls for the two new fields (50 per field).

Let me know if additional information is needed on this.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

Cory Snyder

From: kevin campbell <kevin.campbell@esieng.com>
Sent: Thursday, March 06, 2014 10:15 AM
To: Cory Snyder
Cc: Jacob Smith; Lisa Romney; Bruce Cox; matt robertson
Subject: Community Park Expansion - Detention swell explanation for Planning Commission
Attachments: SDMP_Sheet06.pdf; Area 8 of 22_Drainage MP - Detention Calcs.pdf

Cory -

The Community Park is within what is considered the Barnard Creek Drainage Area (Drainage Area 8 of 22 - see attached map and detention calcs). The 2013 Drainage Master Plan indicates that this drainage area has an excess of 0.75 Ac-Ft of detention storage.

The 2013 Master Plan as well as previous Master Plans did not take into consideration detention along the Tingey Parcel (Community Park Expansion Parcel) as this property is undeveloped and thus it has never been incorporated into our official detention areas.

The proposed Parking Lot expansion will remove approximately 0.50 Ac-Ft of detention from the area and the new proposed park expansion wetland area will add approximately 0.50 Ac-Ft of detention to the drainage area (net increase of 0.50 Ac-Ft).

The Barnard Creek Drainage area will still have excess detention volume of 0.75 Ac-Ft. A bit of excess capacity is desirable as the Community Park is the low area of the City (east of I-15) and other drainage areas (such as Rick's Creek Drainage Area and Parrish Creek drainage Area) can overflow to this area in a large storm event if needed.

Let me know if you need additional info regarding this or if you would like this info in a letter on letterhead.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

Detention Volume Calculations

Rational Formula

Project Drainage Master Plan
 Project No. 12-168
 Location: Area 8

Date: May 15, 2013
 Prepared By: CDP

Input Data					
	Area (sf)	Runoff Coeff. (C)	Weighted (C _w)	C _w A (sf)	
Business	604,978	0.80			
Residential	16,374,953	0.35			
Park	1,296,175	0.15			
Total	18,276,106		0.35	6,409,642	
acres	419.6				
Allowable Release Rate		0.82	cfs/acre		
Storm Frequency		100	year		
Gingery Flow at Canyon		50	cfs		

Analysis					
Storm Interval (min)	Precipitation (in)	C _w A (sf)	Accumulated Flow (cf)	Allowable Discharge (cf)	Required Storage (cf)
15	1.21	6,409,642	691,306	307,800	383,506
30	1.63	6,409,642	960,643	615,600	345,043
60	2.02	6,409,642	1,258,956	1,231,200	27,756
120	2.29	6,409,642	1,583,173	2,462,400	-879,227
360	2.55	6,409,642	2,442,049	7,387,200	-4,945,151
720	3.10	6,409,642	3,815,824	14,774,400	-10,958,576
1440	3.74	6,409,642	6,317,672	29,548,800	-23,231,128

Ex. RCP Dia. @ Frontage Rd.	24-in CMP, 54-in, 36-in, 42-in CMP & 24" CMP	
Cover Depth	2 ft	
Maximum Release Rate	342 cfs	(ref. 1 and Manning's)
Required Storage	383,506 cf	8.80 acre-ft
Current Available Storage	415,998 cf	9.55 acre-ft

Peak flow occurs at about 50 min. and is 112 cfs (ref. 2) for Area 8, plus 50 cfs from the canyon equals approximately 162 cfs at Frontage Rd. Barnard Creek Flows to existing 24-in, 54-in and 36-in culverts near Chase Lane (approximate capacity = 277 cfs).

Recommendations:

- 1) Replace existing 24-in CMP at Barnard Creek (ex. ~ capacity = 10 cfs) across I-15 with 36-in RCP (~ capacity = 68 cfs)

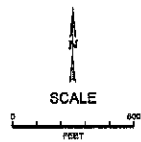
Reference:

- 1) Concrete Pipe Design Manual, American Concrete Pipe Association, 2007.
- 2) 100-yr flood calculation for Area 3, TR-55 Method.

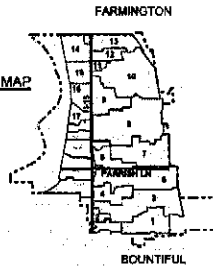
LEGEND

PIPE SIZE

22	MAN HOLE
6	INLET
8	OPEN WATERWAY
10	CENTERVILLE BORDER
12	CONTOUR
15	DETENTION
16	DRAINAGE AREA
21	BOX CULVERT
24	CITY MAP
30	DAVIS COUNTY
36	CORRUGATED METAL PIPE
42	PVC
48	HDPPE
54	SLPC

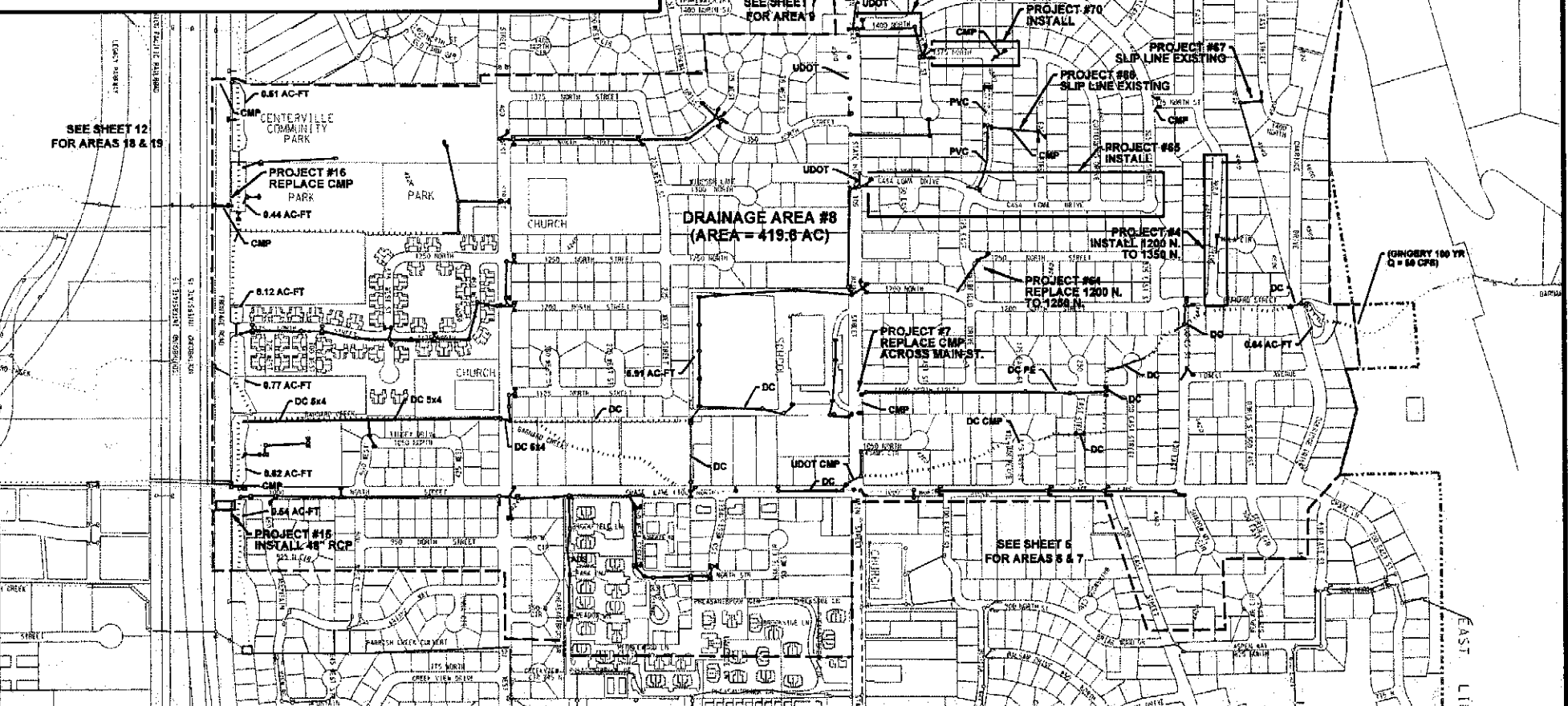


KEY MAP



NOTES:

1. PIPE ARE RCP UNLESS OTHERWISE SHOWN.
2. PIPE DIMENSIONS ARE INCHES.
3. PIPE OWNED BY CITY UNLESS OTHERWISE SHOWN.



REVISION	DATE	BY	DESCRIPTION	DESIGN

DRAINAGE AREA 8

CENTERVILLE CITY
STORM DRAIN MASTER PLAN



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3000 SOUTH MAIN STREET SUITE 205
SALT LAKE CITY, UTAH 84115
TEL: (801) 253-1782

SHEET OF 8
PROJECT NO.
12-158



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

January 10, 2014

Bruce Cox
Centerville City
655 North 1250 West
Centerville, UT 84014

Re: Planning Commission Approval

Dear Mr. Cox:

On January 8, 2014, the Centerville City Planning Commission made a motion for the Planning Commission to recommend to the City Council an amendment to the Centerville City Zoning Map to Rezone Parcel 02-014-0043 (5.93 ACRES), owned by Centerville City, from Agricultural-Low (A-L) to Public Facility-Low (PF-L).

On January 8, 2014, the Centerville City Planning Commission made a motion for the Planning Commission to accept the conceptual site plan for the Community Park expansion located at approximately 1250 North 800 West, with the following conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. A parking study shall be completed and submitted with the final site plan application for the entire park; including the existing and proposed sections.
3. The City Engineer shall explain why the reduction in the swell size along the Frontage Road is acceptable. This written statement shall be submitted with the final site plan application.
4. A landscaping plan shall be created and submitted by a licensed landscape architect, with the final site plan and shall indicate the following:
 - a. Total number and location of all trees
 - b. Total percentage of parking lot landscaping
 - c. An irrigation plan
 - d. Clearly defined natural and manicured landscaping areas
5. The final site plan shall indicate any lighting that will be added to the new sports fields and how they will be mitigated from the adjacent residential development to the east and south.
6. An approved rezone from A-L to PF-L shall take place with the City Council.

If you have questions, please contact the Community Development Department at 801-292-8232 and we will be happy to assist you.

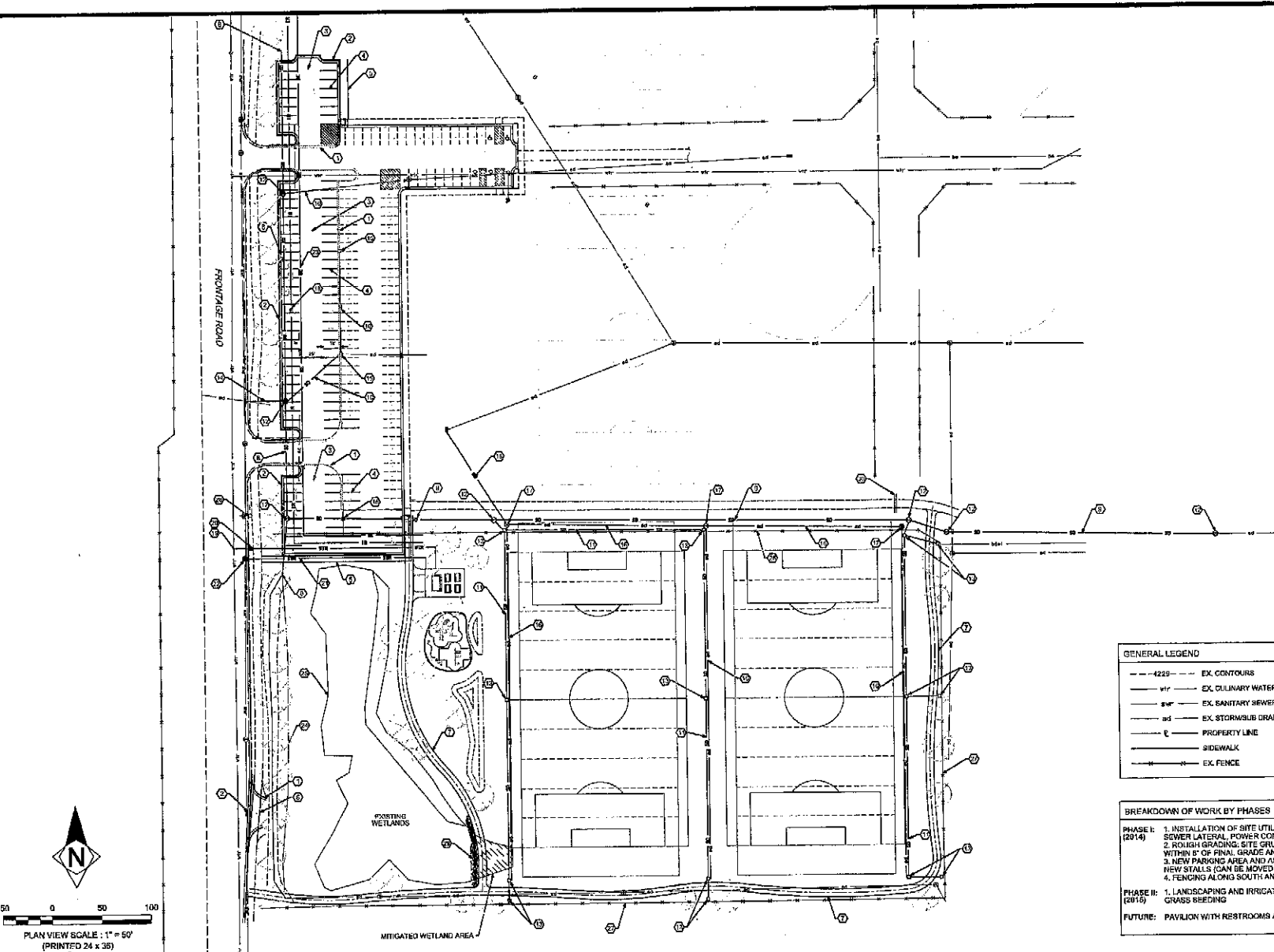
Respectfully,

Corvin M. Snyder, AICP
Community Development Director

This letter has been compiled from preliminary draft meeting minutes, not from the official approved meeting minutes. You may request a copy of the official approved minutes from the City Recorder, Marsha L. Morrow, 801.295.3477, when they are made available.

Any person, or any officer, department, board or bureau of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection 12-21-200(d)(1) of the Centerville City Zoning Ordinance. A complete application for an appeal shall be filed within fourteen (14) days of the date when the decision was made.





- CONSTRUCTION LEGEND**
- 1 REMOVE EXISTING CURB AND GUTTER
 - 2 NEW 30" CULVERT
 - 3 NEW ASPHALT PARKING LOT SECTION
 - 4 STRIPE NEW PARKING STALLS AS PER PLAN
 - 5 NEW 6' WIDE CONCRETE SIDEWALK
 - 6 NEW 8' WIDE CONCRETE SIDEWALK
 - 7 NEW 8' WIDE ASPHALT PATH
 - 8 36" RCP STORM DRAIN
 - 9 30" RCP STORM DRAIN
 - 10 12" RCP STORM DRAIN
 - 11 8" SDR-35 PVC STORM DRAIN
 - 12 4" STORM DRAIN MANHOLE
 - 13 2' X 2' YARD DRAIN BOX
 - 14 42" RCP STORM DRAIN
 - 15 2' X 2' CATCH BASIN IN PARKING LOT
 - 16 8" PERFORATED SDR-35 PVC SUB-DRAIN
 - 17 4" SUB-DRAIN MANHOLE
 - 18 8" C-900 PVC IRRIGATION LINE
 - 19 1" COPPER CULINARY WATER SERVICE
 - 20 1" METER BOX AND YOKE ASSEMBLY
 - 21 4" PVC SEWER LATERAL
 - 22 4" SEWER MANHOLE
 - 23 4" PVC POWER CONDUIT
 - 24 RE-ALIGN EXISTING OPEN DITCH
 - 25 PROTECT EXISTING WETLAND AREA
 - 26 REMOVE EXISTING FENCE
 - 27 REMOVE AND REPLACE FENCE ON CITY ROW
 - 28 NEW STREET LIGHT
 - 29 2'-3" ROCK WALL TO PROTECT WETLANDS
 - 30 2" PVC CONDUITS FOR FUTURE USE

- GENERAL LEGEND**
- | | | |
|--------------------------------|----------------------------------|--------------------------|
| --- 4229 --- EX. CONTOURS | --- 30 --- NEW CULVERT | ⊙ FIRE HYDRANT |
| --- 18" --- EX. CULINARY WATER | --- 36 --- NEW STORM DRAIN | ⊙ WATER METER |
| --- 36" --- EX. SANITARY SEWER | --- 42 --- NEW SUB-DRAIN | ⊙ WATER/IRRIGATION VALVE |
| --- 42 --- EX. STORM/SUB DRAIN | --- 48 --- NEW IRRIGATION LINE | ⊙ CATCH BASIN |
| --- 6 --- PROPERTY LINE | --- 18" --- NEW CULINARY WATER | ⊙ SANITARY SEWER MANHOLE |
| --- 6 --- SIDEWALK | --- 36 --- NEW SEWER LINE | ⊙ LIGHT POLE |
| --- 6 --- EX. FENCE | --- 42 --- NEW BURIED ELECTRICAL | ⊙ STORM DRAIN MANHOLE |

- BREAKDOWN OF WORK BY PHASES**
- PHASE I: (2014)**
1. INSTALLATION OF SITE UTILITIES: STORM DRAIN, SUB-DRAIN, IRRIGATION MAIN, CULINARY WATER SERVICE, SEWER LATERAL, POWER CONDUITS AND STREET LIGHT
 2. ROUGH GRADING, SITE GRUBBING INCLUDING REMOVAL OF EXISTING TREES, GRADING OF NEW FIELDS TO WITHIN 8" OF FINAL GRADE AND ROUGH GRADING OF NEW PARKING AREA AND ASPHALT PATH
 3. NEW PARKING AREA AND ASPHALT PATH: BASE COURSE, CURB AND GUTTER, ASPHALT AND STRIPING OF NEW STALLS (CAN BE MOVED TO PHASE II IF NECESSARY DUE TO BUDGET CONSTRAINTS)
 4. FENCING ALONG SOUTH AND EAST PROPERTY LINES
- PHASE II: (2015)**
1. LANDSCAPING AND IRRIGATION: SPRINKLER SYSTEM, FINE GRADING WITH TOPSOIL, PLANT TREES, GRASS SEEDING
- FUTURE:** PAVILION WITH RESTROOMS AND PLAYGROUND

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REVISION	DATE	BY	DESCRIPTION	DESIGN	KLC
				DRAWN	M.D.
				CHECKED	KLC
				DATE	2.4.2014

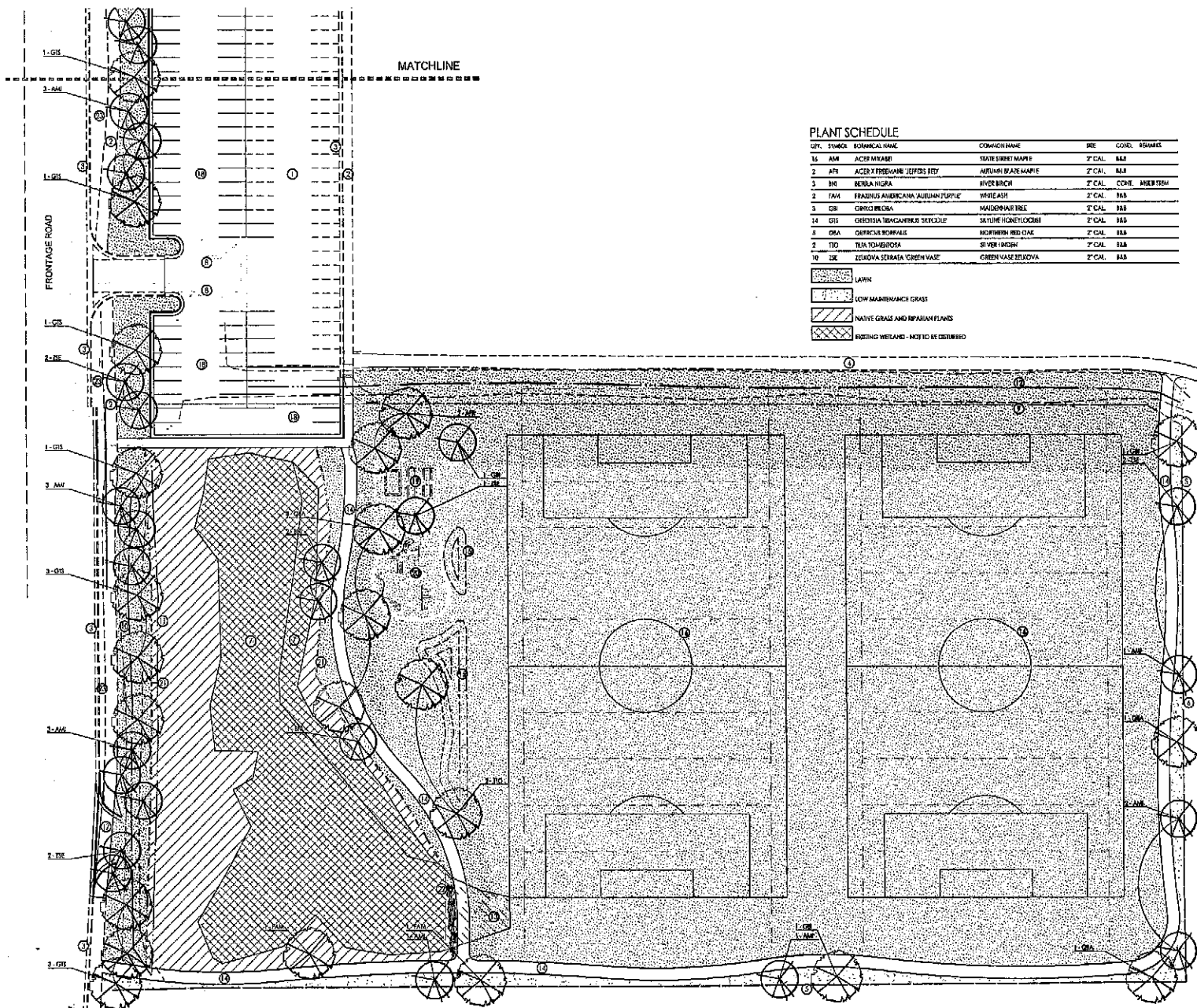
SITE PLAN

CENTERVILLE CITY
COMMUNITY PARK EXPANSION
1250 NORTH FRONTAGE ROAD



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 753-1757

SHEET OF 1
PROJECT NO. 13-132



PLANT SCHEDULE

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	REMARKS
16	AM	ACER MIAMI	STATE STREET MAPLE	7" CAL.	BL	
2	AP	ACER X FRIEDLANDI (JEFFERSON)	AUTUMN STATE MAPLE	7" CAL.	BL	
3	BN	BETULA NIGRA	RIVER BIRCH	7" CAL.	CO	UNDER STAM
2	TA	FRAXINUS AMERICANA	WHITE ASH	7" CAL.	BL	
3	CB	CRATAEGUS	MADONNA TREE	7" CAL.	BL	
14	GS	CHERISIA TANGARINUS SKYCLIP	SALTINE HONEYLOCUST	7" CAL.	BL	
8	OR	QUERCUS BIFIDA	NORTHERN RED OAK	7" CAL.	BL	
2	TD	TILIA TOMENTOSA	SILVER LINDEN	7" CAL.	BL	
10	ZE	LEUCODIA SERRATA 'GREEN VASE'	GREEN VASE LEUCODIA	7" CAL.	BL	



SHT. L2

11/17/2011

SHT. L1

SHEET KEY

LANDSCAPE KEYED NOTES

- EXISTING PARKING
- EXISTING CONCRETE WALK
- EXISTING CURB AND GUTTER
- EXISTING ASPHALT PATH
- EXISTING FENCE TO BE REMOVED AND REPLACED. SEE CIVIL DRAWINGS.
- EXISTING OPENING IN FENCE. SEE CIVIL DRAWINGS.
- EXISTING WETLAND - NOT TO BE DISTURBED
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING DRIVE TO BE RELOCATED
- LOCATION OF RELOCATED DRIVE WITH 4" BONE TO SIDEWALK
- EXISTING DRIVE TO BE REPAIRED AND FLEED TO GRADE FLUSH WITH EXISTING PAV.
- AFFECTED WETLAND AREA - 0.022 ACRES
- PROPOSED ASPHALT PARKING 10' WIDE
- PROPOSED LAWN AREA - 81 SLOPE MAX. TYPICAL
- PROPOSED SPORTS FIELDS (FOOTBALL, FOOTBALL, LACROSSE)
- PROPOSED CONCRETE WALK, CURB AND GUTTER IN PTL
- PROPOSED FUTURE PARKING
- PROPOSED FUTURE BOWLING WITH DUAL RESTROOM BUILDING AND 16 PING PONG TABLES ON CONCRETE SLAB
- PROPOSED FUTURE PLAY LOT WITH PLAY STRUCTURES, 2200 SQ. FT.
- UNIT OF LAWN
- BOULDER REPAIRING. SEE CIVIL DRAWINGS
- EXISTING LAWN TO REMAIN

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR ALL EXISTING AND PROPOSED UTILITIES, PERMITS, AND STRUCTURES, INC. PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE LOCATION OF ALL UNDERGROUND UTILITIES INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY AND ALL COSTS OR CHARGES INCURRED DUE TO DAMAGE OF SAND, UTILITY, OR OTHER INFRASTRUCTURE.
- IF CONTRACTOR AMENDS ANY OF THE AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL. FAILURE TO OBTAIN SUCH APPROVALS FROM THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- PLANT MATERIALS SHALL BE SUBMITTED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR AMOUNTS, SPECIFICATIONS, AND COMMENTS. ALL THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE MATERIALS PROTECTED BY THE CONTRACTOR'S MATERIAL MUST BE GUARANTEED BY THE CONTRACTOR AND COVERED BY PEST AND DISEASE WARRANTY. ALL PLANT MATERIALS FOR THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SEEDS AND FORMS FOR EACH SPECIES OF TREES AND PLANTS. SPACED EXTERNALLY IN ROWS AS SHOWN ON DRAWINGS. MATCHING SPACING FROM TO FORMS AS SHOWN ON DRAWINGS. SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE REQUIRED TO PLACE A MINIMUM OF 1" THICK LAYERS OF MULCH UNDER ALL PLANTS.
- PROVIDE A ROW (4" WIDE) CHAIRMAN SAUCE TREE OF FLOR FLOR FLOR ALL TREES PLANTED WITHIN AREAS WITH 1" OF SURROUNDING BARK AREA.
- LAWN TO BE PLANTED WITH VELVET BLUE KENTUCKY BLUEGRASS SEEDS AS MANUFACTURED BY GRANITE SEED COMPANY, 1000 1000, PHONE: 800.748.4422. "VELVET BLUE" SEED BLEND CONTAINS:
 25% "VELVET" KENTUCKY BLUEGRASS
 25% "VELVET" KENTUCKY BLUEGRASS
 25% "VELVET" KENTUCKY BLUEGRASS
 25% "VELVET" KENTUCKY BLUEGRASS
 SEEDING RATE: 3 POUNDS PER 1000 SQ. FT.
 4. SOFT MAINTENANCE GRASS AREAS ARE TO BE PLANTED WITH "MAISON LAWN BLEND" AS MANUFACTURED BY GRANITE SEED COMPANY, 1000 1000, PHONE: 800.748.4422. "MAISON LAWN BLEND" CONTAINS:
 40% "MAISON" MAINTENANCE GRASS BLEND (MAINTENANCE GRASS BLEND)
 20% "MAISON" MAINTENANCE GRASS BLEND (MAINTENANCE GRASS BLEND)
 SEEDING RATE: 3 POUNDS PER 1000 SQ. FT.

RECEIVED MAR 05 2014



Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

1501 South 900 West, Suite 700
Salt Lake City, UT 84117
PH: 801.463.6333
FAX: 801.463.6333
www.enkarch.com

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CENTERVILLE COMMUNITY PARK
EXPANSION
1225 North Frontage Road
Centerville, Utah

PROJECT NO. 14049.20
DATE: 05 MARCH 14
REVISIONS:

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER:
L1



- ① EXISTING PAVING
- ② EXISTING CONCRETE WALK
- ③ EXISTING CURB AND GUTTER
- ④ EXISTING ADJACENT PARK
- ⑤ EXISTING FENCE TO BE REMOVED AND REPLACED. SEE CIVIL DRAWINGS
- ⑥ EXISTING WETLAND - NOT TO BE DISRUPTED
- ⑦ EXISTING CURB AND GUTTER TO BE REMOVED
- ⑧ EXISTING FENCE TO BE REMOVED
- ⑨ EXISTING CURB TO BE RELOCATED
- ⑩ LOCATION OF PRE-LOCATED DRIVE WITH 4:1 SLOPE, SEE ADJACENT
- ⑪ EXISTING PAVK TO BE PAVED AND FILLED TO GRADE (FILL) WITH
- ⑫ EXISTING PAVK
- ⑬ AFFECTED WETLAND AREA - 6.82 ACRES
- ⑭ PROPOSED ASPHALT PATH 8' WIDE
- ⑮ PROPOSED LAWN BERM - 84 SLOPE MAX. TYPICAL
- ⑯ PROPOSED SPORTS FIELDS (FOOTBALL, LACROSSE)
- ⑰ PROPOSED CONCRETE WALK, CURB AND GUTTER IN FULL
- ⑱ PROPOSED FUTURE PARKING
- ⑲ PROPOSED FUTURE ADJACENT WITH DUAL PESTICIDE FURNING
- ⑳ HETRIC TABLES ON CONCRETE SLAB
- ㉑ PROPOSED FUTURE PLAT LOT WITH PLAT SURVEILLANCE, 2000
- ㉒
- ㉓ LINE OF LAWN
- ㉔ FENCED BOUNDARY, SEE CIVIL DRAWINGS
- ㉕ EXISTING LAWN TO EXIST

[illegible]

L2