

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 22, 2017 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 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 Blaine Lutz, Centerville Finance Director, at 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: and at <http://centerville.novusagenda.com/agendapublic>.

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

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

 Commissioner Kathy Helgesen

D. MINUTES REVIEW and ACCEPTANCE

 February 22, 2017 Planning Commission and March 8, 2017 Planning Commission

E. COMMISSION BUSINESS

- 7:10 1. Public Hearing - Canyon Point in Centerville, 347 North 400 East
 ADMINISTRATIVE DECISION
 Consider the proposed Final Site Plan and Conditional Use Permit for Canyon Point in Centerville, a multi-family residential project, consisting of 1 single-family home, 1 duplex and 1 triplex
- 7:30 2. Public Hearing - Bleak Property, 149 West 1850 North
 ADMINISTRATIVE DECISION
 Consider the proposed Conceptual Site plan for an accessory building and driveway access
- 7:50 3. Public Hearing - Pizza Hut, 25 West Parrish Lane
 ADMINISTRATIVE DECISION
 Consider the proposed Conceptual Site Plan for a drive-thru style Pizza Hut

- Restaurant to be located on the SW corner of Parrish & Main Street
- 8:10 4. Public Hearing - General Plan Amendment, Southeast Centerville, Neighborhood 1
LEGISLATIVE DECISION
Consider a proposed amendment to the General Plan, Chapter 12-480-2
Neighborhood 1, Southeast Centerville, Section 2, to allow residential uses in the
Pages Lane Commercial District
- 8:30 5. Community Development Director's Report
Possible Applications for April 12th:
 • Arcoiris Reception Center
 • Ronin Motors CUP
- 8:35 6. City Council Actions Report
 • Accessory Building Setbacks
 • SE Neighborhood Residential Plan
 • Parrish Creek PDO
 • Legacy Commons PDO

F. ADJOURNMENT

PRELIMINARY DRAFT(3)

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 22, 2017

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

Logan Johnson

Cheylynn Hayman, Vice Chair

Kathy Helgesen

MEMBERS ABSENT

Kevin Daly

Gina Hirst

Becki Wright

STAFF PRESENT

Emily Hatch, Recording Secretary

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

~~Cassie Younger, City Planner~~

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Hayman

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held February 8, 2017 were reviewed and amended. Commissioner Hayman made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Helgesen and passed by unanimous vote (4-0).

PUBLIC HEARING – GENERAL PLAN TEXT AMENDMENT, SOUTHEAST NEIGHBORHOOD PLAN (Originally tabled at the January 25 Planning Commission) - Consider a proposed General Plan Text Amendment regarding the future residential density allowances in the Southeast Neighborhood [Neighborhood 1] – Centerville City Council, c/o Mayor Paul Cutler, Applicant.

1 Mr. Cory Snyder, Community Development Director, provided some background
2 information and updates on this issue. He reminded the Commission that the area encompassed
3 by the Southeast Neighborhood Plan is the area south of Parrish Lane and ~~East~~east of Main
4 Street, to the southern city limits. The City Council and Planning Commission had previously set
5 a goal to revise the neighborhood plan, which included looking at the issue of the Pages Lane
6 Commercial Area (the previous location of Dick's Market) and what can be done to redevelop
7 this area. In addition, there was a need to address recent trends for multi-family development. In
8 the past, citizens of the Southeast ~~neighborhood~~Neighborhood had expressed concerns at the
9 impact of multi-family residences on single-family neighborhoods.

10
11 Mr. Snyder said that the discussion of the Southeast Neighborhood Plan has been broken
12 into two segments for discussion: the first being the residential neighborhood and future changes
13 to this area; the second being a discussion about Pages Lane and Main Street, to take place at a
14 joint work session between the City Council and the Planning Commission, tentatively scheduled
15 for March 21. Mr. Snyder reminded the Commission that tonight's scheduled discussion is to
16 review the changes made to preliminary edits that took place prior to the the Planning
17 Commission meeting of January 25, and the updates, responses, and changes made after input
18 received on this date.

19
20 Mr. Snyder said that his perception of the overall sentiment of the January 25 meeting
21 was a desire to recognize that medium-density residential areas, both single-family and multi-
22 family and zoned as either R-1-8 or R-1-10 under previous Zoning Ordinances, had been, in the
23 past, on the low-end of the medium-density area. The Commission wanted to recognize the
24 existence of these areas as well as the potential for areas to be zoned as such in the future. The
25 language of the Plan has been updated to specifically reference medium-density, single-family
26 residences for future developments.

27
28 The second update discussed by Mr. Snyder was made in response to the difficulty posed
29 by the Old Townsite of Centerville, which is also part of the Deuel Creek Historic District;
30 however, the boundaries of the two areas don't align. The name of the Old Townsite area was
31 reinstated, and a new section has been created to address the Deuel Creek Historic District within
32 the Old Townsite.

33
34 Mr. Snyder said that the third update specifies that the area known as the Residential
35 Boulevard District along Main Street, which includes Centerville Junior High, the Riviera
36 Townhouses, and the Courtyard at Pages Lane, is part of the South Main Street Corridor Plan.

37
38 The final update discussed by Mr. Snyder was an addition to the Plan regarding the East
39 Foothills Section. The Commission expressed a reluctance, in previous meetings, to discuss
40 foothill development. The Plan now details the existence of this foothills area and references the

1 Foothill Management Plan, which states that this area is not to be developed at this time and will
2 not be developed unless certain terms and conditions are met.

3
4 Chair Hirschi opened the public hearing at 7:16 pm.

5
6 Seeing no one with any questions or comments, Chair Hirschi closed the public hearing
7 at 7:17 pm.

8
9 Chair Hirschi requested a change in the wording of Section 12-480-2, at the start of the
10 third paragraph. He asked that the phrase "the desire of the Southeast Neighborhood" be changed
11 to "the desire of the Southeast Neighborhood community."

12
13 Commissioner Hayman requested a change in the wording of Section 12-480-2, at the
14 start of the first paragraph. She asked that the phrase "is currently experiencing a decline" be
15 changed to "has experienced a decline."

16
17 Chair Hirschi asked that a phrase in part b, subparagraph 3, under Centerville Deuel
18 Creek Historic District, be changed from "other elements reflecting" to "other elements which
19 reflect." Chair Hirschi also asked that a phrase in subparagraph 4 of the same section be changed
20 from "is to be prohibited" to "is prohibited," in order to be consistent with the phrasing used in
21 other places in the Plan.

22
23 Commissioner Hayman expressed her appreciation of the addition of medium-density
24 single-family residential housing to the plan, as that resolves her concern of limiting it to low-
25 density, single-family housing. She then asked why part a, subparagraph 3, contains the only
26 specific reference to non-single family residential development. Mr. Snyder responded that this
27 is also specified in the Deuel Creek Historic District section, and that the other areas already
28 have multi-family residences. The Plan lists non-single family residences in the Old Townsite
29 and Deuel Creek Historic District sections since it is planned to keep these areas as single-family
30 residences only.

31
32 Commission Hayman asked Mr. Snyder why, in part c of the Plan, which details the
33 Centerville Elementary Area, the word "immediately" was added to the description of the area,
34 which now states "The residential area immediately around the Centerville Elementary
35 School..." Mr. Snyder said that there are multi-family areas on Parrish Lane and down to City
36 Hall. The addition of the word "immediately" was an attempt to be clear that the area
37 immediately around the school is limited to single-family residences, but this does not include
38 everything around the school. Chair Hirschi asked if the word "adjacent" would improve the
39 clarity, but Mr. Snyder said this would not be accurate, since this extends beyond the property
40 immediately adjacent to the school. Commissioner Hayman asked that, in addition to using the
41 word "immediately," the phrase "for example" be added to the sentence starting with "A number

1 of duplexes have been built,” in order to give more information as to what is meant by the area
2 *immediately* around the school. Mr. Snyder agreed, and also suggested the word “immediately”
3 be changed to “surrounding.” Commissioner Hayman suggested the word “near” instead of
4 “immediately around,” to which Mr. Snyder agreed. Mr. Snyder then gave some context around
5 the zoning of this area. Almost two years ago, the previous City Council made a motion to revisit
6 this R-M area of the Plan. The new City Council, which took over soon after, reversed this. Mr.
7 Snyder said he wrote this section of the Plan based on the actions of the new Council, ~~who~~ which
8 did not see a need to place this R-M area into a non-conforming status, and so has left this area
9 as R-M.

10
11 Commissioner Helgesen asked that, in line 3 of part d, where it states, “The ‘Riviera
12 Townhouses,’ one of the highest density residential development in this neighborhood and is
13 located...,” the word “is” be removed. Commissioner Hayman said removing the word “and”
14 before “is located” would ~~also work~~ have the same affect. Mr. Snyder agreed to the latter
15 suggestion. Chair Hirschi asked that a comma be added after the word “neighborhood,” so it now
16 states, “The ‘Riviera Townhouses,’ one of the highest density residential development in this
17 neighborhood, is located...”

18
19 Commissioner Hayman said, ~~in that~~ in the same section, where the Plan states, “The
20 developed areas north and east of the junior high are all low density single family,” is incorrect.
21 This should be low or medium density single family. Mr. Snyder agreed, and noted that this had
22 been missed in his most recent edits.

23
24 Commissioner Helgesen asked that, in subparagraph 2 of part d, where it says, “New
25 future or redevelopment, from Porter Lane to Pages Lane, is to done in accordance with the
26 expectations...,” the word “be” should be added before “done.” Chair Hirschi asked to remove
27 the commas around “from Porter Lane to Pages Lane.” Commissioner Helgesen also asked that
28 the word “done” be removed.

29
30 Mr. Snyder said that he attempted to, with the new edits, remove the “shall” issues, so
31 there is an expectation without an implementation of the ordinance.

32
33 Commissioner Helgesen made a **motion** for the Planning Commission to recommend the
34 General Plan Amendments of the Southeast Neighborhood Plan, as amended by the Planning
35 Commission, for the following reasons. Commissioner Hayman seconded the motion.

36
37 ***Reasons for the Action:***

- 38
39 a) The Planning Commission finds that a decision to amend the General Plan is a matter
40 within the legislative discretion of the City Council as described in CZC
41 12.21.060(a).

- 1 b) The Planning Commission finds that Centerville City has a strong desire to maintain a
2 low density single-family environment as described in the General Plan Element,
3 "Residential Development" – Section 12-420.
4 c) The Planning Commission finds that the residential areas of the Southeast
5 Community are primarily single-family residential and should be afforded the general
6 plan polices of maintaining this style of housing.
7 d) The Planning Commission finds that historical single-family development in the
8 Community (e.g. R-1-8 Zoning) also falls within Medium Density for residential
9 development.
10 e) The Planning Commission finds there are still opportunities along the collector and
11 arterial streets to accommodate future housing needs, such as the redevelopment of
12 the Pages Lane Commercial area and along the Main Street commercial corridor.
13 f) The Planning Commission finds that these areas have yet to be reviewed in the
14 second phase of the neighborhood plan that will come after this first phase.

15
16 Commissioner Johnson said he appreciates all of the work and edits that have been done
17 with regards to this ~~plan~~Plan. However, the general prohibition of high-density housing
18 throughout the language in the edits is something he said he cannot support, and wanted to be
19 sure his concerns were ~~that was were~~ voiced. He said he believes this prohibition harms the long-
20 term fiscal sustainability of the City and hampers property rights and development options.
21 Chair Hirschi said he shares some of these concerns, and there may be an opportunity to revisit
22 this issue when discussing other areas in the City or when discussing the commercial areas of the
23 City.

24
25 Chair Hirschi asked that, in reason d for the recommendation, the word "the" be
26 removed, so the reason states, "falls within Medium Density for residential development."
27 Commissioner Helgesen said she ~~accepts~~accepted this change as part of her motion.

28
29 A roll-call vote was taken and the motion passed 3-1, with Commissioner Johnson voting
30 against the motion. Chair Hirschi said that the Plan, as amended, will be recommended to the
31 City Council. Chair Hirschi further commented that ~~The~~ City Council has the opportunity to
32 modify the recommendation, start over, or anything else, as this is a legislative action.

33
34 **TRAINING ON UTAH OPEN AND PUBLIC MEETINGS BY CITY ATTORNEY**
35 **LISA ROMNEY**

36
37 Lisa Romney, City Attorney, provided training on the Utah Open and Pubic Meetings
38 Act, as is required to be provided annually for each public body of the City. She informed the
39 Commission that state auditors are now required to check agendas and meetings notices for
40 compliance with the Utah Open and Public Meetings Act.
41

1 Ms. Romney presented to the Commission nine slides discussing nine rules for the
2 Planning Commission to follow regarding open meetings and compliance with statutory
3 provisions.
4

5 Ms. Romney said that Rule #1 is the most important, and one that the Planning
6 Commission should keep in mind. The purpose of the City is to conduct the people's business.
7 Ms. Romney noted that political subdivisions exist solely to aid in the conduct of the people's
8 business and therefore all actions and deliberations of the Planning Commission should be open
9 to the public. This allows the public to see how the Planning Commission is making decisions
10 and why.
11

12 Rule #2 states: All meetings are open unless lawfully closed. Ms. Romney further
13 explained that all meetings of the Planning Commission should be open, unless closed for
14 reasons allowed by law. The Planning Commission does not go into closed sessions often, but
15 Ms. Romney said she can provide more information and advice if and when the Planning
16 Commission needs to go into a closed session. Some examples of when this may occur are if the
17 Commission were to discuss the sale or purchase of property, pending or reasonably imminent
18 litigation, or to discuss security or safety matters.
19

20 Rule #3 states: A quorum must be present to conduct business. A quorum of the Planning
21 Commission is four members. Thus, there must be four members present to hold a Planning
22 Commission meeting, though it is preferable to have as many members of the Planning
23 Commission present as possible for diversity of opinions.
24

25 Rule #4 states: Agenda items must be listed with reasonable specificity. All agenda items
26 must be described with reasonable specificity for the benefit of the public to know what topics
27 will be discussed. Ms. Romney said the City does a good job of providing detailed agenda items
28 on Novus Agenda. She also noted she likes the addition of the "decision type" that has been
29 recently added to the Planning Commission agendas, indicating whether agenda items involve
30 legislative or administrative decisions.
31

32 Rule #5 states: No action can be taken if item is not listed on agenda. Ms. Romney noted
33 that topics raised by the public may be discussed if they are not on the agenda, but no final action
34 may be taken on such items. The reason for this is to let the public know what is going to be
35 discussed, so relevant parties may be present, including the applicant and the developer. This
36 also serves to let Staff plan ahead and be prepared to for items to be discussed.
37

38 Chair Hirschi asked if it as acceptable to discuss the historical context of something not
39 specifically listed on the agenda so long as no action is taken. Ms. Romney said it is fine to ask
40 for information in order to stay informed, as long as no action is taken. However, this becomes
41 problematic if the discussion is about a specific applicant or a pending application. In these

1 cases, the applicant should be notified of the discussion and provided an opportunity to be
2 present. Ms. Romney assured the Commission that she will speak up if a discussion ever crosses
3 the line of what is allowed.

4
5 Chair Hirschi also asked if it is acceptable to inquire as to the status of an issue. Ms.
6 Romney said it is fine to ask questions to stay informed, but it is best not to discuss details or
7 anything of substance.

8
9 Rule #6 states: Written minutes and a recording of all open meetings is required. Written
10 minutes and a recording shall be kept for all open meetings. The minutes are the official record
11 of the meeting and need to accurately reflect the discussion, conditions, and amendments made
12 by the Planning Commission. Recordings must be available within three days of the meeting,
13 though the City tries to make them available the next day, if requested. Written minutes must be
14 available three days after approval and retained permanently. Preliminary minutes must also be
15 made available and must be marked as a draft.

16
17 Rule #7 states: The Commission can only go into closed meeting for reasons allowed by
18 law. Ms. Romney noted that this item had already been discussed as part of Rule #2 and moved
19 on.

20
21 Rule #8 states: All closed meetings must be recorded, unless the meeting is to discuss
22 items such as the professional competence of an individual, the health of an individual, or
23 security matters. In these cases, the Chair of the Planning Commission must sign an affidavit to
24 swear that nothing else was discussed.

25
26 Rule #9 states: Members should not send each other electronic messages during a
27 meeting, as all communication and deliberation needs to be on record. Ms. Romney also asked
28 the Commissioners to be mindful of public perception when Commission members are focusing
29 on their electronic devices during meetings.

30
31 Chair Hirschi thanked Ms. Romney for her presentation, and encouraged everyone to
32 look at the handouts provided regarding Open and Closed Meetings.

33
34 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

35 1. Items scheduled for March 8, 2017:

- 36
 - Parrish Creek Business PDO (Park Planned Development) Overlay Re-Zone and
 - 37 Conceptual Site Plan
 - 38 • Legacy Trails Amended PDO and Conceptual Site Plan
 - 39 • Pizza Hut Conceptual Plan
 - 40 • Conditional Use Permit, Auto Sales

- Legacy Commons PDO and Master Plan Project

CITY COUNCIL ACTIONS REPORT

Mr. Snyder reported to the Commissioners recent actions taken by the City Council.

- **February 21, 2017:** Rezone for Johnson subdivision

Motion: Approved

Chair Hirschi made a **motion** to adjourn. Commissioner Johnson seconded the motion, which passed by unanimous vote (4-0).

The meeting was adjourned at 7:59 p.m.

David Hirschi, Chair

Date Approved

Emily Hatch, Recording Secretary

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, March 8, 2017

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

Cheylynn Hayman, Vice Chair

Gina Hirst

Kevin Daly

Logan Johnson

MEMBERS ABSENT

Kathy Helgesen

Becki Wright

STAFF PRESENT

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

Cassie Younger, City Planner

Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Daly

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held February 22, 2017 were reviewed and found incomplete. Chair Hirschi made a **motion** to table approval of the minutes until the next meeting. Commissioner Johnson seconded the motion and it passed by unanimous vote (4-0). Chair Hirschi asked that a corrected version of the minutes be provided to commission members before the next meeting.

**PUBLIC HEARING – CONDITIONAL USE PERMIT, 1110 W 650 NORTH,
ADMINISTRATIVE DECISION, Consider a proposed Conditional Use Permit for vehicle
sales at 1110 W 650 North, David Smith, Applicant.**

City Planner Cassie Younger presented the Staff Report. She said David Smith has applied for a Conditional Use Permit for auto sales at 1110 West 650 North. This property is owned by Brad Vander Meyden, who has three other tenants on the site. Mr. Smith would be the fourth tenant on the site. The other tenants are General Contractors and one electrician. Mr. Smith has a small operation selling only a few cars per year.

Ms. Younger explained that the proposed use will be located in an existing office/warehouse complex and appears limited in nature. Staff believes the proposed use is consistent with the goals and objectives of the General Plan. The City has approved several comparable vehicle sales uses in this same industrial area neighborhood. Other businesses in the area include warehousing, car repair, manufacturing, and other like uses. Given the proposed use will be occupying an already existing building, the use will not impose an additional impact on the built environment by way of added utility services or supportive infrastructure. Staff believes the use and the site could be adequate for operating a small dealership, as evidenced by other similar circumstances, and it will not likely create a large amount of noise or other harmful irritants to the surrounding community. Since the auto dealership will only receive a small number of customers, they will not likely be increasing the amount of traffic within the area.

Ms. Younger also noted it is anticipated that since some of the vehicles are being marketed for purchase, the vehicles on display will likely be operable and in good aesthetic condition, meaning that no junk vehicles, vehicles in need of repair, or wrecked vehicles would be stored on site. Ms. Younger noted that a common recurring concern with auto sales is how vehicles are delivered, loaded and unloaded at the site. Ms. Younger said there have been problems in the past, with other similar companies, regarding the loading and unloading of vehicles. Deliveries can block parking and access, or trucks may stay on the public roads and create a hazard. To mitigate such concerns, Staff recommends prohibiting the use of public streets for unloading/loading operations. All unloading and loading operations must be done on-site.

After calculating parking spots for the paved area of the site, it appears there is more than adequate parking for all four suites. With reasonable conditions of approval, there shouldn't be any issues regarding adequate parking, loading/unloading, and vehicular circulation on the site. Ms. Younger said Staff recommends that the applicant paint and stripe the parking stalls to clearly identify adequate parking.

Chair Hirschi asked Staff for clarification of the recommended condition regarding on-site loading and unloading of vehicles and said he did not see this as a listed condition in the

1 proposed motion. Ms. Younger said the condition is that all loading and unloading of vehicles
2 will be done onsite and off public streets and right-of-way. This should be added as Condition 5.
3 Chair Hirschi asked if there were any questions for Staff.

4
5 Commissioner Johnson asked if there is anything that would prevent a reallocation of the
6 parking stalls. Director Snyder answered no and further commented that such allocation of
7 parking stalls would likely be provided for in the lease agreements and would be a discussion
8 between the landlord and the tenants. Chair Hirschi invited the applicant to address the
9 Commission.

10
11 Dave Smith addressed the Commission. He said he delivers most of his cars on a personal
12 trailer, so there won't be an issue with big delivery trucks. He said the property owner plans to
13 put stripes down but he's waiting for the weather and he is sure it will be done in a week or two.

14
15 At 7:17 p.m. Chair Hirschi opened the public hearing and invited comment. Seeing none,
16 he closed the public hearing at 7:17 p.m. He asked for any further questions. Commissioner
17 Hirst asked the applicant how many vehicles per year he anticipates selling. Mr. Smith said his
18 goal is to sell two or three a month and that he has no aspirations to have a huge dealership.

19
20 Chair Hirschi asked for other questions and hearing none, made a **motion** for the
21 Planning Commission to approve the conditional use permit for David Smith Auto Sales, at 1110
22 West 650 North, Suite A, with the following conditions as amended by the Planning Commission
23 and the Suggested Reasons for Action as amended by the Planning Commission. The motion
24 was seconded by Commissioner Johnson and passed unanimously (5-0).

25
26 **Conditions of Approval as amended by the Planning Commission**

- 27 1. This Conditional Use Permit shall apply only to the user space located at 1110 W 650
28 North, Suite A.
29 2. This CUP approval is for vehicle sales, limited for the suite.
30 3. All display vehicles shall be operable and in good condition, and the display of vehicles
31 shall be limited to no more than two (2) vehicles and are to be located within the
32 warehouse space for Suite A.
33 4. Paved portion of the parking lot should be striped as shown in the Site Plan provided by
34 David Smith, with 7 spots per tenant, or 35 spots total before he shall assume operations.
35 5. All loading and unloading of vehicles will be done onsite and off public streets and right-
36 of-way.

37
38 **Suggested Reasons for the Action (Findings)**

- 39 1. The applicant has submitted a complete application for a Conditional Use Permit [Section
40 12-21-100.d.1].

2. The use of vehicle and equipment rental or sales is a permitted use within the Industrial-High Zone with a Conditional Use Permit [Chapter 12-36].
3. The use is consistent with the expectation of the City's General Plan [Section 12-430-1 & Future Land Use, Goal 1, 12-480-6].
4. The use does not appear to have any negative impacts to the existing property and the surrounding community that have not been mitigated by the conditions of approval [Section 12-21-100(e)(3)(A-D), 12-21-100(e)(5)(A-K)].
5. Adequate parking is provided for all four tenants on the lot, [12.32.300].

PUBLIC HEARING – CONCEPTUAL SUBDIVISION, CONCEPTUAL SITE PLAN, AND PD ZONING MAP AMENDMENT- 1030 N 950 WEST, Administrative and Legislative Decisions, Consider a proposed Zone Map Amendment to Planned Development Overlay, along with a Conceptual Site Plan and Conceptual Subdivision for the Parrish Creek Business Park at 1030 North 950 West, Roy Swalberg, Tom Stuart Construction, Applicant.

Centerville City Planner Cassie Younger presented the background staff report and updates. She said in 2011, Rick Jensen submitted a Conceptual Site Plan and PDO Overlay application for this property. It has since expired. Rimini Properties has taken over the property and submitted a similar plan for Parrish Creek Business Park. This site, located on the northern edge of the industrial area, between Interstate 15 and Legacy Highway, provides excellent visibility from both highways, but also includes many acres of wetlands. Geographic and environmental constraints make it problematic for typical land use development under conventional zoning regulations, specifically with the need to exceed a maximum cul-de-sac depth of 400 feet. Staff had previously recommended that the petitioner seek a "Planned Development Overlay" (PDO) approval to facilitate the development. Staff also informed the developer that in order to gain the needed flexibility, the project would need to achieve a project design superior to the conventional development standards. Much of the conceptual plan and the issues have remained the same. Planner Younger said this item has three applications:

- Zoning Map Amendment – Planned Development Overlay
- Conceptual Site Plan Analysis
- Conceptual Subdivision Analysis

Ms. Younger gave a detailed review of each that included the background of the project, criteria for approval, the applicant's ability to meet the criteria, as well as Staff's Recommendation. She noted the applicant may have miscalculated in providing twice as much parking as is required for Buildings C and D.

Community Development Director Snyder said Building B will be closest to Legacy Parkway and therefore is of special concern. He noted this project is not in the Shorelands

1 Commercial Park. It is located in the Industrial Park so the split-face cement block is the only
2 decorative element provided for in the industrial design. Chair Hirschi noted where this is a
3 PDO and where the Commission has a concern with the back area of Building B along Legacy,
4 the Planning Commission has an opportunity to impose additional conditions, one of which may
5 be adopting the Shorelands Commercial Park design guidelines overall. He said perhaps that is
6 too restrictive for their entire campus and asked for Staff's comments.

7
8 Director Snyder said that would be a discussion with the applicant and added his feeling
9 the applicant is being sensitive to the wetlands. He said Shoreland guidelines have some red
10 flags, including minimum use of roads and curbs and so forth. For example, the ability to have
11 road lanes in each direction would not comply with the Shorelands design guide.

12
13 Chair Hirschi noted the project is in the conceptual state, but asked if the Commission
14 recommends PDO approval, does it have the opportunity to go back and look at architectural
15 design and other conditions or is it locked in? Director Snyder responded the answer is both yes
16 and no. He said any final site plan conditions will look to the narrative approved by the Planning
17 Commission. If the Commission wants to stipulate items, then it becomes a custom zoning
18 ordinance. He explained that anything the Commission does not vary in the PDO is picked up by
19 the I-H Zone standards; the PDO overlays it.

20
21 City Attorney Romney added that the PDO is a legislative decision where the
22 Commission and City Council have the most discretion. She said this is the one scenario where
23 the Commission and Council get to look at the conceptual subdivision and the conceptual site
24 plan along with the rezoning request to get a picture of what the applicant is proposing and to be
25 sure it is a better-than-typical subdivision development. She agrees with Director Snyder that
26 once you get into other administrative decisions, you are merely implementing the narrative the
27 Commission has approved. She recommended the Commission provide as much direction and
28 comment on design elements at the PDO zoning stage as possible.

29
30 Commissioner Hayman asked if both the City Engineer and the Fire Department have
31 officially signed off. Director Snyder said they have both signed off at a conceptual level. Chair
32 Hirschi asked if there was any kind of access agreement or cross easement agreement that would
33 allow access to Building C from the cul-de-sac in the event subdivision lots are sold off.
34 Director Snyder responded that during the preliminary and final review he would expect the plat
35 would reflect cross access down the property lines. Director Snyder added this is the
36 Commission's chance to give the applicant a directive on its expectations and this would be a
37 good time to add that condition. Commissioner Hirst asked if the Army Corps of Engineers has
38 issued a permit and Director Snyder said yes. He said this PDO reflects the Army Corps'
39 mitigation plan that was transferred with the purchase of the property, and he will verify that has
40 remained in place.

1 Chair Hirschi invited applicant Ken Stuart to address the Commission. Applicant Stuart is
2 the Vice President of Operations for Tom Stuart Construction and the Director of Project
3 Development for the development company that actually will own the entity. He said with
4 respect to parking, they will recalculate to see if there has been an error. He indicated they
5 intend to maximize the amount of usable space in the buildings and keep the parking stalls in line
6 with the City ordinance. He recalled the last time he met with the City Attorney there was an
7 issue about an easement that went across the property. He said that easement has been vacated
8 and is reflected in the updated title report. He addressed the Commission's concerns about the
9 look of the proposed buildings and said they will use modern architectural embellishments
10 similar to ones they have used on industrial buildings throughout the country. He said with
11 respect to the extension of the cul-de-sac, it is necessary to reach properties on the north and
12 added there is an agreement with the Army Corps of Engineers to go across the canal and create
13 a roadway.

14
15 Commissioner Hayman referred to Staff's report about an excessive number of parking
16 stalls, and if so, asked if it was their intention to cut those back. Mr. Stuart said he hoped there
17 was no error, but if there was, they would recalculate the number of parking spaces because their
18 objective is to maximize density and be maximally productive. Commissioner Johnson asked
19 about the interplay with what the Commission approves and what the tenant wants, especially as
20 regards to the size of the building. Director Snyder answered the applicant has to be in
21 substantial compliance with the master plan so there is some flexibility. He added that as long as
22 the applicant meets the parking and design elements of the campus design, there is some
23 flexibility in the final design. He said substantial compliance will be determined by the
24 Commission as it reviews the final site plan. Applicant Stuart explained the parcel has 17 acres
25 in total but only 12 net useable, so it is hard to squeeze anything larger than 57,000 feet into the
26 space. Commissioner Hayman asked if the applicant had any concerns with staff's comment with
27 regards to lots four and five and the green space requirement. Applicant Stuart answered it is
28 their objective to try and maximize green space because it not only looks better but it's less
29 expensive.

30
31 Chair Hirschi reiterated that if the Commission approves the PDO then it approves the
32 narrative as well. He said the narrative doesn't provide a lot of detail and asked for more detail
33 on past practices and what the applicant intends to do as far as architectural design on these
34 buildings. Applicant Stuart said they are one of the largest concrete contractors in the state and
35 for this project they envision using integrated concrete with metal paneling. Chair Hirschi
36 clarified his concern about the back of Building B as it is very visible from Legacy Parkway and
37 near the entrance to the City. Applicant Stuart said they will be happy to upgrade the narrative,
38 get it on the agenda and make sure they are providing what the Commission wants.

39
40 Chair Hirschi opened the public hearing at 8:07 p.m. and invited public comment. Seeing
41 none, he closed the public hearing at 8:07 p.m. Chair Hirschi asked Director Snyder about the

Commission's options: 1) to table the motion and ask the applicant for more detail in the narrative; or 2) to suggest something in the recommendation to the City Council that would prompt further action. Director Snyder suggested adding language to Condition 5 under Motion One to the effect that the applicant shall provide, as part of the submittal to the City Council, a summary of the architectural elements and theme consistent with those presented to the Planning Commission, detail on the design of the rear-facing building facing Legacy Parkway, and the addition of the Shorelands design theme.

Commissioner Hirst asked for clarification of what is included in the Shoreland design theme. Director Snyder said the best way to describe it is upland. Uplands are areas near the Great Salt Lake where formal landscaping is less desirable. The design theme features minimal use of trees, narrow roads, undulating lines, less signage and industrial buildings with a 150 to 200 foot depth relationship to Legacy Parkway. He said much of what the applicant is proposing fits the upland's building expectations.

Chair Hirsch said the application has several parts and suggested the Commission deal with one at a time. He asked for a motion on the PDO. Commissioner Johnson made a **motion** to the Planning Commission to recommend approval to the City Council regarding the request for the I-H PDO Zone for the proposed Parrish Creek Business Park as reflected in Motion One of the Staff Recommendation, items 1-6, as amended by the Planning Commission and Suggested Reasons for Action A-E.

Conditions of Approval as amended by the Planning Commission

1. The properties shall be rezoned to I-H/PD and limited to the area shown in the illustrative Aerial Parcel Map, submitted Feb 3, 2017; also known as Parcel 06-003-0050.
2. The PDO approval shall be subject to the City Council approval of proposed PDO.
3. The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval, or may be extended upon approval for one (1) additional year, in accordance with Section 12-41-080 of the Zoning Ordinance.
4. As part of the PDO approval, the Parrish Creek Business Park Final Site Plan, and all subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan.
5. The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by A E Urbia architects and engineers. The narrative will be upgraded to include additional detail on architectural elements and theme, provide detail on the look of the rear-facing building (B) that is clearly visible from Legacy Parkway, and integrate, insofar as possible, the Shorelands Design Theme.
6. Variations may be allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan and subdivision approval:

- i. **Maximum Cul-de-sac length of 400 feet** – The development plans specifically need additional length allowance for access into the furthest buildings of the lot. The additional length will mitigate concerns of safety by provided additional width of the road, and aesthetic concerns by providing landscaped medians for visual relief.
- ii. **Building Floor Area --** Building A may exceed the 50,000 square foot maximum requirement and have a floor area of a maximum of 57,000 square feet.

Suggested Reasons for Action (findings)

- a. The Commission finds that Section 12.21.080(c) authorizes a “property owner or authorized agent” to initiate a PDO zone map amendment.
- b. The Commission finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.
- c. The Commission finds that the Parrish Creek Development Plan also sets forth a new synergy in investment and appeal for the West Neighborhood area.
- d. In order to make findings necessary to approve a PDO zone, the Commission finds that Section 12-41-080(c) allows for Conditions to be imposed to assure the planned development will follow the listed and the applicable development standards of Section 12-41-100.
- e. The Commission finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibly of the I-H and PDO Zoning Ordinance provisions.

Commissioner Daly seconded the motion. Two additional amendments were added to the motion. City Attorney Romney added there is a new version of the Staff Report on Novus that contains corrections on Conditions 1 and 2. Commissioner Hayman suggested the applicant add photos of similar buildings they have completed before the submission goes to the City Council. Commissioner Johnson added both amendments to the motion. The Chair asked for a roll-call vote and the motion passed unanimously (5-0).

Chair Hirschi introduced the next proposed action to accept the Conceptual Site Plan. Commissioner Hirst made a **motion** that the Planning Commission ACCEPT the Conceptual Site Plan for Parrish Creek Business Park at 1030 North 950 West, with the directives 1-5 as outlined in the Staff Report and Reasons for Action A-C. Commissioner Hayman seconded and the motion passed unanimously (5-0).

Conditions of Approval as amended by the Planning Commission

1. Conceptual Site Plan is subject to the acceptance of PDO Approval by the Planning Commission and City Council.
2. A final site plan application shall be submitted following the criteria found in Section 12.21.110(e)(2) of the Zoning Ordinance.
3. A complete landscape plan shall be prepared by a licensed landscape architect and follow the criteria found in Chapter 12.51 of the Zoning Ordinance. This plan shall be submitted with the final site plan and indicate the following: Type and location of all vegetation, total calculations and percentages of landscaping vegetation, and irrigation plan. This should be done with adherence to the Landscape narrative provided by Tom Stuart Construction on February 3, 2017.
4. The final plans shall indicate the location and types of all signage, which follow the codes in 12.54.
5. Ensure all utility lines are noted on the Final Plan. All applicable Utility Provider Sheets shall be submitted as part of the final site plan application.

Reasons for Action

- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12.21.110(d) (2)].
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan. 12-480-3.
- c) The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alteration could be designed to comply with the applicable provisions of the Industrial-High Zone and other relevant regulations, as discussed in the Planning Staff Report.

Chair Hirschi introduced the application for a conceptual subdivision plat and asked for discussion or a motion. Commissioner Daly made a **motion** for the Planning Commission to accept the conceptual subdivision plat for the Parrish Creek Business Park located at 1030 North 950 West subject to the Conditions 1-3 in the Staff Report, and suggested Reasons for Action A and B. Commissioner Hirst seconded and the motion passed unanimously (5-0).

Conditions of Approval as amended by the Planning Commission

1. The Conceptual Subdivision is subject to the PDO approval by the Planning Commission and City Council.
2. Preliminary and Final Subdivision Plans must be submitted in accordance with Municipal Code Title 15.
3. Final Subdivisions Plans will need approval of the City Council.

Suggested Reasons for the Action (Findings)

- a) The conceptual subdivision appears to be consistent with the General Plan.

b) Adequately meets Subdivision Ordinance Standards in the Municipal Code, Chapter 15-5. The applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.

PUBLIC HEARING – AMENDED SITE PLAN AND PDO APPROVAL – 1250 WEST PARRISH LANE, Legislative and Administrative Decisions, Consider proposed Amended Site Plan and PDO approval for Legacy Trails Apartments at 1250 West Parrish Lane, Fred Hale, Applicant.

Community Development Director Snyder provided a background report on the existing Legacy Trails project, aka the Maverick site. He said the City received an application for a site plan amendment. The applicant is requesting a change of fence design elements from the existing PDO, specifically to amend the project's fencing design scheme along Parrish Lane and along the trail system path. In addition, the applicant wants to eliminate the decorative barrier fence required by UDOT and go to a pillar and rod iron design. Lastly, a small segment of the trail system was realigned around a ground-based power box and a property line adjustment is needed to place the trail back into the UDOT right-of-way, as per agreements with the developer, City and UDOT. Director Snyder said he is fairly supportive of the concept of an open fence design, however, he made a point of noting the site plan in the original PDO called for two access points to allow residents to go onto the trail and those should be maintained.

Applicant Chad Salmon addressed the Commission. He explained that he and his partner Fred Hale own the Legacy Trails project. He said the installation of the chain link fence on the west side of the property between Legacy Trails apartments and Legacy Parkway was an oversight on their part and he apologized, adding they didn't intentionally go behind the Council's back.

He said they installed the fence due to concerns from their bankers and from residents about the security of vehicles parked along the west side of the property, as well as a security concern about trail users coming into the apartment property. He explained their decision-making process in deciding to install a chain link fence rather than the three-rail approved fencing. They wanted to install an attractive fence that would meet the 150 mile an hour wind code as well as address their concerns regarding security, graffiti, longevity, and design. They considered a PVC fence, but concluded the wind, weather, and sun take a toll on PVC fencing. He said they looked at the City's fencing on the overpass and saw it contains a segment of bronze color, décor type chain link fence. In order to improve the look of their chain link fence, he had the fence installer powder-coat the fence posts and add color and texture on the chain link.

Chair Hirschi asked if Applicant Salmon intended to install security gates that would allow more free access to the trail. Mr. Salmon said the chain link fence already contains a gate

1 so residents and the public can get to the trail but added the main access to the trail is from
2 Parrish Lane. He said they have the ability to make it a key access, but they do not have any
3 intention of keeping the public out unless it becomes a nuisance. He added the trailhead is meant
4 to be on the corner of 1250 West and Parrish Lane and not the back of their apartments. Chair
5 Hirschi asked Mr. Salmon if he had any preliminary discussions with UDOT about eliminating
6 the design criteria for the fence along Parrish Lane. Mr. Salmon said UDOT is reviewing it now.
7

8 At 8:40 p.m., Chair Hirschi opened the public hearing and invited members of the public
9 to come forward. Seeing none he closed the public hearing at 8:40 p.m. He asked if there were
10 any further questions. Commissioner Johnson asked Director Snyder if there was a way to craft a
11 recommendation to accommodate whatever decision UDOT makes. Chair Hirschi asked for
12 clarification, but said he did not think they could craft language around an approval or
13 disapproval.
14

15 City Attorney Lisa Romney explained the complicating factor is the City has entered into
16 an agreement with UDOT on the maintenance of the fence. That agreement has pictures
17 showing the details of what the fence is supposed to look like, exactly where and what fence, and
18 also the property line that has to be moved. She said the way the conditions are currently drafted
19 in the Staff Report are satisfactory to address this issue. UDOT's approval of the changes to the
20 fencing are necessary and required and the City cannot approve the changes if UDOT is not
21 willing to amend the existing agreement.
22

23 Commissioner Hayman asked the applicant if they ever considered installing a wrought
24 iron fence to match the fence they are considering for Parrish Lane and Mr. Salmon said no
25 because it would be too expensive. Commissioner Hayman said she did not prefer the chain link
26 fence from an aesthetic point of view but she was not inclined to have it rebuilt.
27

28 Chair Hirschi asked the approximate length of the chain link fence and Applicant Salmon
29 said it is close to 400 feet and they are awaiting approval regarding a gas line in order to
30 complete the last small area that is open now. The Chair followed up with a question about what
31 type of fencing was further south and Mr. Salmon responded it is Legacy Granite's PVC fence
32 with some blowouts. Chair Hirschi asked Staff to confirm there was no requirement for a fence
33 at all. Director Snyder replied there is no requirement for a fence, but there is a PDO design
34 guideline for a solid PVC fence.
35

36 In discussions with the applicant before the fence went in, Director Snyder said he had
37 concerns about wind and graffiti that would annihilate a PVC fence if it were installed for
38 security purposes. Chair Hirschi said he agreed that PVC was not the best looking fence, but
39 added that in this particular application, PVC fence would solve the challenges. The Chair
40 suggested another option would have been to install the 3-rail fence similar to that installed along
41 the trail.

Commissioner Hirst made a **motion** for the Planning Commission to recommend to the City Council approval of the petition to amend the Legacy Trails development's PDO approval and conceptual site plan, with Items A – E as outlined in Staff's Report and the Suggested Reasons for Action A and B. The motion was seconded by Chair Hirschi and the motion passed unanimously (5-0).

Conditions of Approval as amended by Planning Commission

- a. All fencing shall comply with the new design consisting of the following:
 - i. A short 4-5' wrought-iron & intermittent brick/rock pillars fence. The fence would be constructed along the landscaped entrance at the Parrish Lane and tie into a monument entry sign at the entrance and then proceed west along the inside trail shoulder along Parrish Lane and terminate at the detention/dog park facility.
 - ii. A 6-foot vinyl coated open chain-link fence w/ 5"x5" tube poles every 40'. This style of fence would begin at the detention/dog park facility and then continue along the trail system on the west side of the development.
- b. The two (2) originally planned west side access points shall be installed to allow resident access to the trail system.
- c. The applicants shall obtain UDOT's approval for the elimination of the fencing within the Parrish Lane park strip, which shall be formalized upon amending the existing agreement between the City and UDOT, and/or as deemed acceptable by the City.
- d. A lot line adjustment, between the land owner and UDOT, for the trail alignment shall be completed, as deemed acceptable by the City Attorney.
- e. All other related or associated conditions of the Legacy Trail Development PDO Approval remain in effect with this amendment.

Suggested Reasons for the Action (Findings)

- a) The Planning Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval.
- b) The Planning Commission finds that amendments are consistent and compatible with the originally approved expectations of the PDO Plan for the Legacy Trails Development.

**PUBLIC HEARING – CONCEPTUAL SITE PLAN AND ZONING MAP AMENDMENT
-- NW CORNER OF PARRISH AND 1250 WEST, ADMINISTRATIVE AND
LEGISLATIVE DECISIONS, Consider proposed Conceptual Site Plan and Zoning Map
Amendment of Legacy Commons Planned Development at the northwest corner of Parrish
Lane and 1250 West, Spencer Wright, Applicant.**

Commissioner Logan Johnson recused himself from this application review as he works for the applicant. Upon this disclosure, the Chair Hirschi excused Commissioner Johnson from the room and Mr. Johnson left the room.

Community Development Director Cory Snyder presented the Staff Report. Staff believes that the request for the rezone to PDO to allow a master plan project that integrates commercial and residential uses is in harmony of the stated goal and associated objectives of the West Centerville Neighborhood Plan. The opportunity to develop a gateway mix of hotel, commercial, multi-family residences will be a significant enhancement that should add additional value to surrounding properties and provide some services missing in the area, specifically with providing hotel space for the Class "A" Office buildings located in the neighborhood and just across the freeway. The hotel provides options for companies to host events, particularly training seminars for employees and clients.

Staff believes this is the last and final segment to implement the multi-family residential element that was originally envisioned at this neighborhood node. Mr. Snyder noted that a strong multi-family neighborhood identity creates synergy for this particular housing style, which in turn promotes continued investment in maintenance and upkeep to encourage housing product longevity and stability. Regardless of what uses are developed, the traffic impact would be of the greatest concern. Mr. Snyder also explained that the State has now installed the long-desired traffic signal at 1250 West Parrish Lane that maximizes the ability to manage traffic in this area. For Staff, the largest concern on this site is vehicle access and circulation. Nevertheless, this concern can be best addressed in the review and acceptance of the site plan approval processes.

The proposed plan depicts a new access onto 1250 West located between the 1250 West Parrish Lane intersection and 500 North. This new access is potential cause for concern for the City Engineer and Public Works Director. Staff believes that a Traffic Study would help evaluate this concern. Staff believes that the proposed Legacy Commons Mixed-Use project is a viable and desirable development scenario for the Parrish-Legacy Gateway area. The supportive arguments are as follows:

- a. The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- b. The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000 sq. ft.
- c. The market conditions are not ripe now, nor likely in the future for medium box commercial uses, as evidence by the following:
 - i. Farmington Station Park was developed after the West Centerville Plan adoption.
 - ii. Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
- d. To date, Legacy Crossing at Parrish Lane provides space for medium box type commercial uses and Legacy Trails provided two (2) smaller commercial lots that have not yet come to full fruition.

- 1 e. Limiting the allowance of other types of multi-family development negatively impacts the
2 planned allowance of multi-family development at this node in the West Centerville
3 Neighborhood.
4 f. Not master planning this site creates the potential for limiting the developed area and would
5 isolate the excess UDOT property and reduce or eliminate any cost recovery by UDOT selling
6 excess public property. This will need to become a partnership with the property owner, the
7 City, and UDOT
8 g. Master Planning the entire area is better suited to address any impacts than to piecemeal
9 development under an already long list of permitted commercial uses.
10 h. Lastly, considering a PDO rezone provides an enhanced tool to address any development
11 related concerns and maximize the development opportunities for the entire site.
12

13 The submitted application contains the conceptual site plan layout and design concepts.
14 However, the applicant has indicated to Staff that if the City is not willing to consider allowing
15 the multi-family option for acquisition of UDOT's excess property adjacent to their land, then it
16 would not be cost effective for them to expend monies on the engineering costs for the "existing
17 conditions inventory" and other like design preparation expenses. Consequently, they desire to
18 seek an understanding of the political and public will and if favorable, move forward with the
19 expenses to complete the conceptual plan expectations.
20

21 Applicant Spencer Wright addressed the Commission. He is with Wright Development
22 Group at 1178 West Legacy Crossing in Centerville. He said they are excited about potentially
23 adding value for the City through a hotel and commercial property. He offered the Commission
24 a drawing of the UDOT parcel that Wright Development is under contract to purchase. He is
25 seeking a PDO to move the commercial development upfront onto the Parrish Lane part of the
26 parcel and open up land in the back for residential. He said Wright Development has worked on
27 other commercial retail developments in Centerville including the building in front of the
28 Walmart, Joanne's and the Starbucks buildings. He said he agrees with Director Snyder's
29 analysis that the challenge for commercial development on the west side of the city is there are
30 not enough house tops to fuel retail activity, adding the freeway acts as a natural barrier for
31 residents going to shop. He said this project will be a good mixed-use project that will benefit the
32 City. Applicant Wright said, with the help of Centerville City, he is willing to approach UDOT
33 about improving access to the parcel. He said Wright Development is open to the City's input on
34 design guidelines, including the Shorelands and the Parrish Lane Design Guidelines.
35

36 Chair Hirschi expressed interest in including a restaurant pad next to the hotel and
37 confirmed that while the project is described as mixed use, the residential component would not
38 include retail in the buildings themselves. Applicant Wright agreed with both. Further queried by
39 the Chair about details on the residential development, Applicant Wright said it would be a three
40 or four-story apartment building, adding they recently completed a similar apartment project in
41 Pleasant Grove, Utah right next to Walmart. Commissioner Hirst asked how large of a hotel they

1 were envisioning in terms of rooms. Applicant Wright replied it is between 100 and 110 rooms
2 and three or four stories.
3

4 At 9:18 p. m. Chair Hirschi opened the application for a public hearing. Seeing none he
5 closed the public hearing at 9:18 p.m. and asked for additional discussion or a motion. Chair
6 Hirschi expressed his appreciation that a developer is willing to bring this corner into the 21st
7 century with upscale development that positively influences other properties in the area. He said
8 he is inclined to send this application to the City Council sooner rather than later, even with
9 pushback about multi-family residential, noting increased residential is key to commercial
10 development on the west side of Centerville.
11

12 Commissioner Hirst said while she is not opposed to the higher density in this area, she
13 asked Staff if it creates an unstable environment to have all rentals in that area. Director Snyder
14 said that is a great question and the answer is time will tell. He said the development of the
15 Megaplex theaters marked the first time the City ever talked about residential on the west side.
16 He said the project capitalizes on the transportation corridors that allow residents to easily go
17 north or south for employment, or to the airport. He concluded this new neighborhood
18 development is a stabilizing move.
19

20 Chair Hirschi made a **motion** for the Planning Commission to recommend the action with
21 Condition 1, 2 and 3 from the Staff Report for the PDO Rezone and Conceptual Plan.
22

23 Commissioner Hayman recommended amending Condition 2 to say, in effect, the
24 Planning Commission is referring this matter to the City Council and requesting the Council give
25 input to the Applicant on working with the City to approach UDOT regarding a curb cut along
26 Parrish Lane to better facilitate access to the project. City Attorney Lisa Romney suggested
27 adding a condition that both the PDO zoning and the conceptual plan be remanded back to the
28 Planning Commission if the Council is inclined to approve the PDO zoning. Commissioner
29 Hirst recommended adding that the PDO and the conceptual plan be remanded back to the
30 Planning Commission for further review. Chair Hirschi accepted these suggestions and remade
31 his motion. It was seconded by Commissioner Hayman and passed by a unanimous vote (4-0).
32

33 ***Condition of Approval as amended by the Planning Commission***

- 34 1. The Planning Commission has determined that the rezone request for a PDO is or can be
35 likely conditioned to be consistent with the provisions of the West Centerville
36 Neighborhood Plan and the PDO Approval Standards.
37 2. The Planning Commission is referring the matter to the City Council to provide the
38 applicant their desire to assess the legislative discretion of rezoning to a "planned
39 development" status. The Planning Commission is referring this matter to the City Council
40 and requesting the Council give input to the Applicant on working with the City to

1 approach UDOT regarding a curb cut along Parrish Lane to better facilitate access to the
2 project.

- 3 3. If the City Council finds it favorable to consider approving the project, then the Conceptual
4 Plan, the PDO and the PDO zoning need to be remanded back to the Planning Commission
5 to have the applicant expend the necessary costs to develop and design the site and have
6 the Commission make a full PDO Concept Plan recommendation to the City Council.

7
8 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

9 1. Items scheduled for March 22, 2017:

- 10 • Pizza Hut Conceptual Plan
11 • Terry & Selene Break Conceptual Plan
12 • Pages Crossing General Plan Text Amendment
13 ○ Director Snyder said he would also like to discuss the Pages Crossing General
14 Plan Text Amendment at the City Council's work session on March 21.
15 • Canyon Point Final Plan
16

17 **CITY COUNCIL ACTIONS REPORT**

18 Mr. Snyder reported on recent actions taken by the City Council.

- 19 • February 21, 2017: Chitose Johnson Zone Map Amendment to R-L
20 • **Motion:** Approved
21

22 Chair Hirschi made a **motion** to adjourn. Commissioner Hayman seconded the motion,
23 which passed by unanimous vote (4-0). The meeting was adjourned at 9:33 p.m.
24
25
26
27

28 _____
29 David Hirschi, Chair
30
31

_____ Date Approved

32 _____
Luanne Hudson, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/22/2017**

Item No. 1.

Short Title: Public Hearing - Canyon Point in Centerville, 347 North 400 East

Initiated By: Chad Morris, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan and Conditional Use Permit for Canyon Point in Centerville, a multi-family residential project, consisting of 1 single-family home, 1 duplex and 1 triplex

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 03-22-2017 PC Staff Report Canyon Point
- ☐ Canyon Point Final Site Plan
- ☐ Architecture 3Plex
- ☐ Canyon Point Landscaping Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER/ APPLICANT:	CHAD MORRIS 533 W VALLEY DRIVE CENTERVILLE UT 84014
PROPERTY LOCATION:	CANYON POINT 347 NORTH 400 EAST
PARCEL SIZE:	.78
ZONING DISTRICT:	RESIDENTIAL – MEDIUM
APPLICATION:	FINAL SITE PLAN & CONDITIONAL USE PERMIT
STAFF RECOMMENDATION:	APPROVE, WITH CONDITIONS

BACKGROUND

Canyon Point in Centerville is a multi-family residential development with 6 units, pending the acceptance of a Conditional Use Permit. It includes one existing home, a duplex, and a triplex. Due to the location of the project which is surrounded by single-family lots, issues regarding privacy, screening, and buffering are of great concern to this project.

Their Conceptual Site Plan was approved by the Commission on December 14th, 2016.



PREVIOUS STAFF REPORT ISSUES

1. A final site plan shall be submitted following all applicable standards found in Section 12.21.110(e) of the Zoning Ordinance. **COMPLETE**
2. The applicant should address the architectural design standards for the multi-family units as found within Chapter 12.49 of the Zoning Ordinance. Unit specifications as well as building pads should be marked on the Final Site Plan. **SEE ATTACHMENTS.** The architectural style from the rear facing lots, which are closest to the adjacent home, seem to have interesting architectural design with slanted roofs, multiple windows, sliding glass doors, and a variety of materials. (Although a materials list is not included in the submitted plans). The front facing the street could be improved with carriage windows on the garage doors to improve the street facing architecture of the duplex and triplex, since the garage doors make up the majority of this building face.
3. Architectural design consider the Deuel Creek Historic District architectural context and the incentives provided in Chapter 12.49 **TBD AT TIME OF BUILDING PERMIT**
4. Remove existing sheds located on the property, in particular the one located over the property line. **NOTED ON PLAN**
5. Submit a landscaping plan that meets the multi-family residential standards in 12.51.

Site Standards	Requirement	Needed/ Provided	Compliance?
Landscaping, Non-single Family Projects	40% of Site	40% / 45%	Yes
Open Space Trees & Shrubs Requirement	1 Tree per unit	6 / 37	Yes
	2 Shrubs per Dwelling Unit	12/ 34	Yes

Nonetheless, staff questions the calculation of 45% landscaping coverage which should be re-confirmed, since it was not recalculated after the widening of the drive lane for fire apparatus access (see Fire Marshal's Letter).

Comments from staff have also suggested that the trees should be 5 feet away from property, so as to not interfere with the drainage, PUEs, and adjacent property.

It is also worth mentioning that the over utilization of Kentucky Bluegrass is not compliant with our landscaping standards, that required that landscaping shall be drought tolerant and low maintenance. This species, and perhaps others in the landscaping plan, should be modified or reconsidered in the landscaping plans, which can be left up to Staff Review at the time of Building Permit.

12.51.080 Plant Material Standards:

Plant Characteristics. Plants used for landscaping shall:

1. *Be drought tolerant;*
2. *Have non-invasive growth habits;*

3. *Have low maintenance characteristics; and*
4. *Be commercially available.*

6. Ensure adequate parking garages and visitor spaces. **YES**

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	2 car garages per unit, + 6 (9x22) visitor spaces	Yes

7. If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements found in Chapter 12.54 of the Zoning Ordinance. **NO SIGNAGE SUBMITTED**
8. The applicant shall address the overhead telephone line with the proper utility company for relocation, burial or allowing the line to stay in place.
 - **Noted power underground and relocated. Still unclear if telephone line is to be relocated.**
9. The location of the fire hydrant shall receive final approval from the City Engineer and the South Davis Metro Fire. SDMF has requested the following conditions:
 - **Fire Apparatus Turn-around must be signed as “No Parking Fire Lane”**
 - **Ensure that Fire Apparatus Turn around area has a minimum of 20’ clearance**
 - **Either the Access road needs to be widened to 29’ (due to 9’ wide parking stalls) or the 2 parking stalls furthest west need to be eliminated and marked “No Parking Fire Lane”**
 - The access road widens to 29’ where the parking starts, about 65’ from 400 East, providing a 20’ access to a firetruck alongside on-street visitor parking.
10. Driveway on existing house on 400 East should be fixed so the parking pad meets the front setback of 25 feet. **NOTED ON PLAN.** Parking Pad has been moved behind the house. **(Where is the access to this pad?)**
11. The applicant shall receive the approval of a Conditional Use Permit for the density of 8 units per acre; a total of 6 on this site, which includes the use of a single family dwelling. **SEE STAFF’S REVIEW EVALUATION BELOW**
12. The applicant shall submit information from the South Davis Sewer District with respect to the connection to the existing home and its recommendation for further development. Existing line connected to existing single family home, and newer sewer laterals are connected to the duplex and triplex. **APPLICANT WILL NEED TO HAVE THE SDSD RE-APPROVE THE NEW PLAN.**
13. The applicant should also provide the Commission with information on fencing and what is proposed in more detail. **6 FOOT VINYL “PRIVACY” FENCE NOTED ON PLAN – NO SKETCH DETAILS SUBMITTED.**

14. The Applicant will also provide the Commission with information concerning landscaping, including the buffer and privacy issues, as well as runoff issues. COMPLETE. Runoff issues to be approved by City Engineer.

CONDITIONAL USE PERMIT – 12.21.e.5.

Residential Medium Zones can go up to 8 units per acre with a Conditional Unit Permit. Canyon Pointe has a Gross Acreage of .774, meaning their permitted density on this property is 3 (density is rounded to the nearest tenth, 12.12.030.f), but with a Conditional Use Permit, they could develop up to six (6) units.

The factors for review for the issuance of a Conditional Use Permit are as follows:

The suitability of the specific property for the proposed use; The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity; Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity; The aesthetic impact of the proposed facility or use on the surrounding area; (A-C, E,)

R-M zones are dedicated to multi-family residential uses, so duplexes and triplexes like the ones in Canyon Point are providing the best use for this property. With the property being so long in depth, it is underutilized for just a single family home. The developments on the north end of Parrish Lane to the west have mixed housing types, including Granite Square, which also has a conditional use permit for their 10 units. However, the properties to the south of the lot are in a single family zone, so adequate buffering and screening will be required to suit the desires of those residents.

Their Final Site Plan depicts a multitude of trees to the south side and the north-west sides of the property. A six foot “privacy” fence is also provided along the south end, towards the R-L properties, that would provide screening from the adjacent zone. Between the landscaping and fencing, staff believes this provides adequate screening for the surrounding properties.

The architectural design should meet the context of the neighborhood, with preference to designs that maintain the Deuel Creek Historic character. Architectural plans seem to be adequate, but their qualification for incentives for the neighborhood will be determined at the time of a Building Permit.

The economic impact of the proposed facility or use on the surrounding area: The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area. (D & J)

Providing a variety of housing types is a good economic policy for any city, and Canyon Point contributes to just that. Residential-Medium and Residential-High zones are quickly disappearing in the Centerville’s zoning code, and providing opportunities for different types of homes (duplex, triplex, apartments, etc.) is an important aspect of

economic resilience and opportunity. Of course, the property rights of surrounding properties should be considered in any development. Canyon Point follows our development standards and, with certain issues mitigated in regards to drainage and buffering from the surrounding zones and properties, staff believes that Canyon Point will not negatively impact the properties in the area.

The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area; The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation; The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area: (F-I)

The additional 5 units of the property would have minimal impact on the traffic on 400 East. South Davis Fire has approved the driveway and access road at a width of 29' where visitor on-street parking is, and the units have adequate parking per unit, so parking and traffic, even with visitors, should not be a problem.

Since the proposed lot is elevated slightly above the southern lot, it would need to ensure that proper drainage is adequate infrastructure for the site. The plans depict a detention pond and new sewer drain on the west end of the property, with a berm at the southern property line. Final Approval from the City Engineer is needed on Final Site Plans, regarding drainage to the southwest corner of the lot. Written assessments from engineers should be provided.

Previous concerns were brought up in regards to the sewer lines on the property. The existing single-family home remains connected the existing sewer line. The new duplex and triplex will be connected to a new sewer main, that runs south along the easements of the storm drain. But an amended letter from the South Davis Sewer District should be resubmitted, regarding the new plans.

The overhead phone line on the property also needs to be addressed for realignment or burial. All other utilities seem to be adequate for this facility, pending final approval of the City Engineer.

Staff's Recommendation for Conceptual Site Plan

I hereby make a motion for the Planning Commission to accept the Final Site Plan for Canyon Point in Centerville, located at 347 North 400 East with the following conditions:

CONDITIONS:

1. Provide evidence of lot line adjustment for acquisition of additional property from Parcel No. 02-099-0033 prior to issuance of building permit for any portion of the property
2. Provide evidence of combining all parcels and acquired acreage into one parcel prior to issuance of building permit for any portion of the property
3. Must obtain CUP for density prior to issuance of building permit for any portion of the property
4. Applicant shall have a ground water assessment prior to issuance of building permit for any portion of the property.
5. Applicant shall provide the legal description and signed PUEs for all required front, side and rear yard PUEs prior to issuance of building permit for any portion of the property
6. Applicant shall provide legal description and signed waterline easement for City culinary waterline prior to issuance of building permit for any portion of the property
7. Access to the existing house and the new driveway pad behind the house shall be provided in accordance to building and zoning code.
8. Landscaping area percentages needs to be recalculated to portray the accurate calculation. Planting materials should be reconsidering to address the needs of our code, and be approved by Staff at the time of Building Permit review.
9. The City Engineer needs to give final approval on issues regarding drainage, structural and retaining walls on the property.
10. The overhead telephone line needs to be addressed or relocated.
11. An amended letter from the South Davis Sewer District with respect to the new sewer line hookups and the existing line connected to the single family home shall be provided.
12. Parking and road widths shall be subject to the conditions of the Fire Marshal: The fire apparatus Turn-Around Lane must be marked with No Parking signs. The access road should be at 29' of width where there is side parking – 24' feet where there is no parking.

SUGGESTED REASONS FOR THE ACTION:

- a) The Final site plan submittal has adequately shown how the property may be developed [Section 12.21.110(e)(2)].
- b) The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12.480.2(1)(b)].
- c) The proposed final site plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone.

Staff's Recommendation for Conditional Use Permit Plan

I hereby make a motion for the Planning Commission to accept the Conditional Use Permit for 6 residential units for Canyon Point in Centerville, located at 347 North 400 East with the following conditions:

1. This Conditional Use Permit shall allow for the density of 8 units per acre on the property located at 347 North 400 East; which consists of .78 acres and is limited to 6 residential units, divided between 3 buildings: a single family home, one duplex, and one triplex.
2. The Conditional Use Permit is dependent on the acceptance of the Final Site Plan layout and design as approved.
3. A solid fence shall be constructed on the south property line along with increased vegetation shown on the site plan, consisting of trees which shall mitigate a multi-family use adjacent to a single-family residential use.
4. Proper drainage shall be identified and approved by the City Engineer, which shall consist of a berm and drainage swell along the south and west property lines and a storm drain outlet within the drainage swell.

SUGGESTED REASONS FOR THE ACTION:

- a) A Conditional Use Permit is required for a single-family dwelling and any multi-family above four units per acre (Chapter 12.36)
- b) The applicant has provided sufficient evidence for a conditional use permit to be reviewed by the Planning Commission (Section 12.21.100).
- c) The project was found to have somewhat of a negative impact on the property to the south, yet may be mitigated through proper screening (Section 12.21.100(e)(5)(C)(E)).
- d) The Zoning Ordinance allows up to 8 units per acre with a conditional use permit within the R-M Zone (Chapter 12.32).

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET

PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP

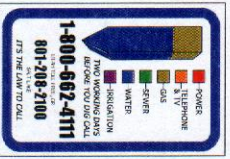


DRAWING INDEX

C000	COVER
C100	NOTES AND LEGEND
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN & PROFILE: 10' P.U.E.
C800	STORMTECH DETAILS
C900	SITE DETAILS
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	10

GENERAL NOTES

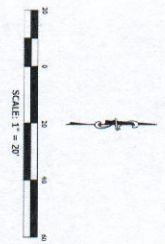
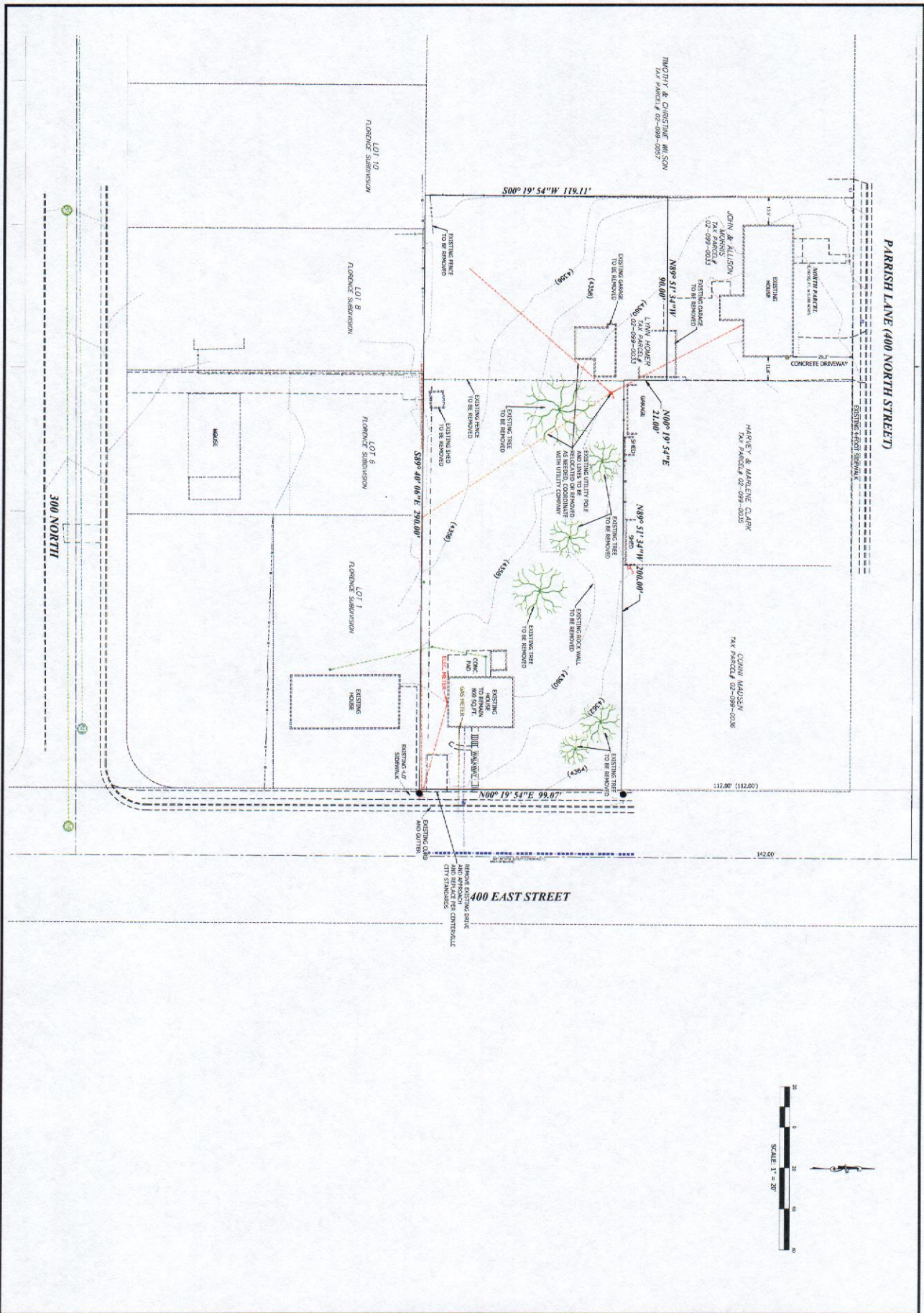
- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THE CONTRACTOR SHALL NOT INCURE DEPENDENCY ON ANY UTILITIES. UNDER PLANS THAT CALL FOR DEPENDENCY, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES BY FIELD SURVEY AND/OR BY OBTAINING RECORD DRAWINGS FOR SUCH. DESIGN AND CONSTRUCTION OF ANY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE PROPOSED WORK.
- 5) THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, SURVEYS, AND FIELD INFORMATION. IT IS NOT TO BE CONSIDERED A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES OF ANY CHANGES TO THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND EXISTENCE OF EXISTING UTILITIES AND OTHER UTILITIES PRIOR TO CONSTRUCTION.
- 7) ALL SURVEYS AT LEAST 48 HOURS PRIOR TO BEGINNING. DO NOT PROCEED UNTIL RESULTS ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT. THE CONTRACTOR SHALL PROVIDE A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.



BENCHMARK: EXISTING WATER METER ON 400 EAST
ELEVATION: 4362.79

COVER		DATE: 01.15.2017
1	7/20	
PROJECT: 1208802		
DATE: 12/08/2012		

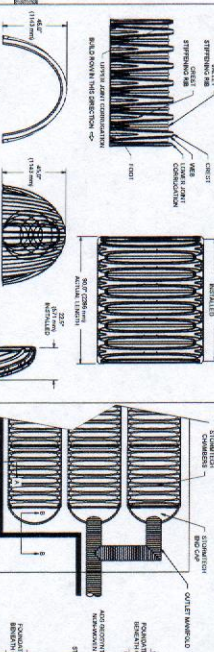
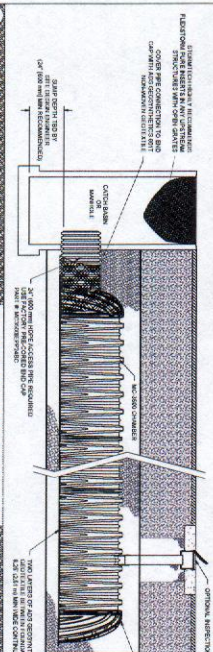
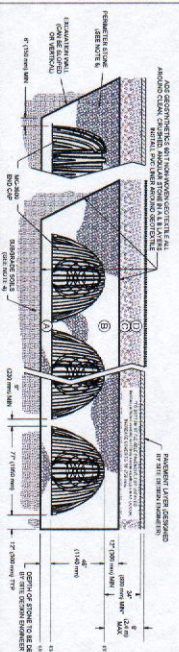
181 South 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-296-2286



181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



NOTES

[illegible][illegible]AGE GROUPS IN THE
NON-WOMEN ARE[illegible]

05



StormTech
Decontamination Technology
 Subsurface Stormwater Management™

REV: 0					
DATE:					
DRAWN: JMS	02-15-201				
APPROV: STA	02-15-201				
PROJECT: 1208002					
1208002 Design REL - 1.dwg					
C800					
STORMTECH DETAILS					

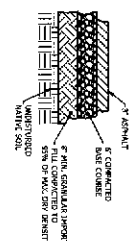
181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



CANYON POINT IN CENTERVILLE

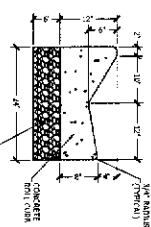
360 EAST 400 NORTH STREET
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 OF SEC. 8, T.2N., R.1E., S.1B.6.M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

NOTES:
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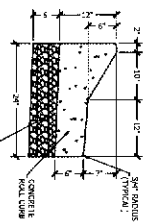
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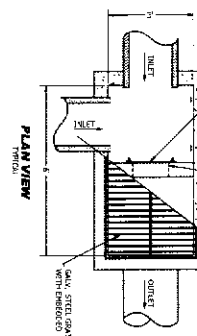
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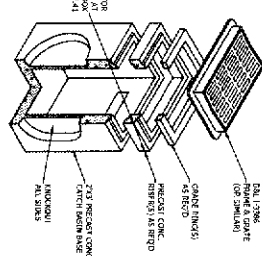
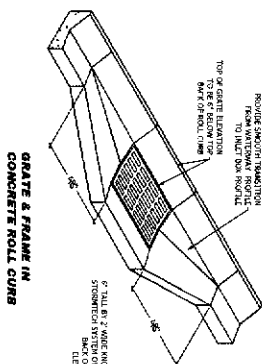


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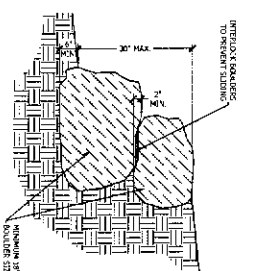
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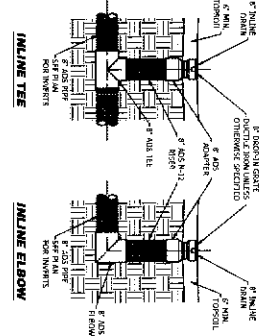
STORM DRAIN CONTROL BOX
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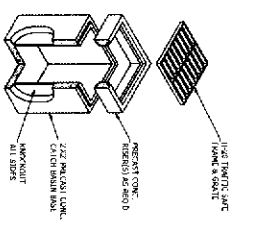
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MINOR ROCK RETAINING WALL
6\"/>



8\"/>



PRIVATE STORM DRAIN 2X2 CATCH BASIN
6\"/>

CANYON POINT IN CENTERVILLE

360 EAST AND NORTH STREET
PART OF THE NE 1/4 OF LOT 8, BLOCK 10, BIG CREEK PLAT, CENTERVILLE TOWNSHIP SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 OF SEC. 8, T.2N., R.1E., S.1E. 8.6M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH



151 North 200 West, Suite #4
Daytonville, Utah 84014
Phone 801-298-2236

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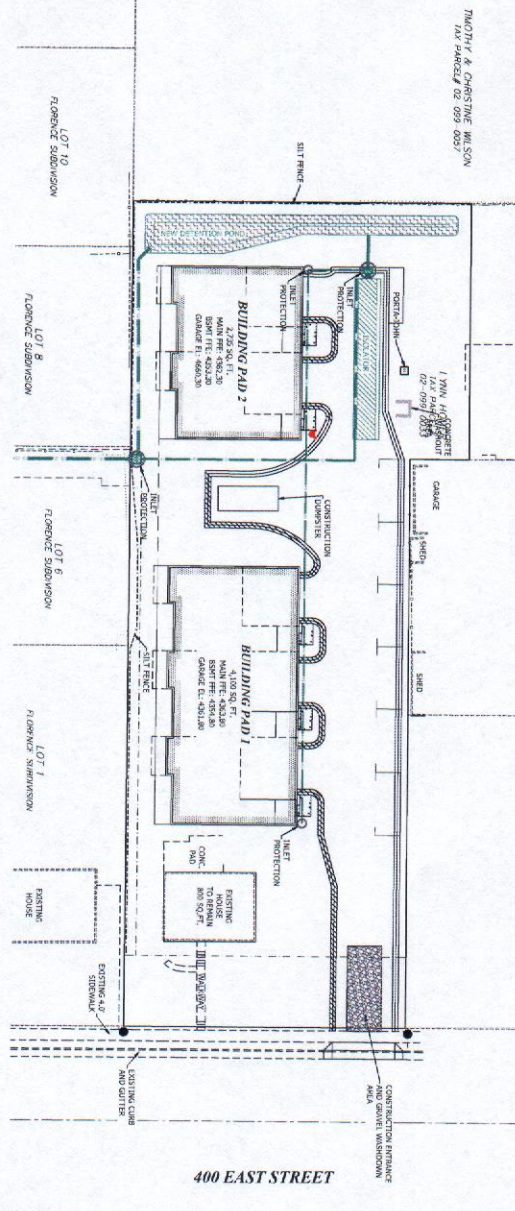
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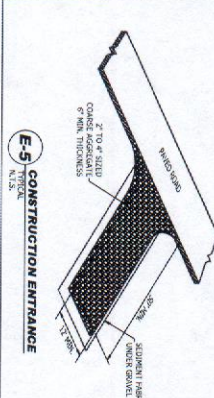
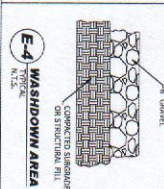
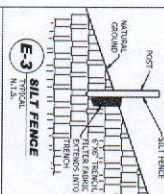
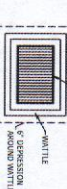
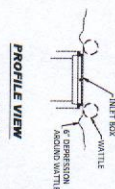
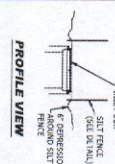
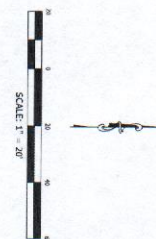
2017 DRAFT

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400 EAST STREET



CONSTRUCTION NOTES

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDGED METAL DUMPER, I.E., THE DUMPER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-TORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWEEP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSHIP SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 OF SEC. 8, T.2N., R.1E., S.1B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH



181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236

REV: 01 REV: 1/13	
DATE: 03-10-2017	
DRAWN BY: JKS	02-15-2017
APPROVED BY: STJ	02-15-2017
PROJECT: 1508002	
1508002 Design REV: 1.dwg	

EC100
EROSION CONTROL
PLAN



428 S. LEGEND HILLS DR. #200
DANVILLE, INDIANAPOLIS
981.271.8271

ATTENTION

THIS ELEVATION IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS ELEVATION.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS 3 PLEX

LOCATION INFO:

LOT #
101
ADDRESS
SUBNAME
CITY
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:

JAN 1, 2007

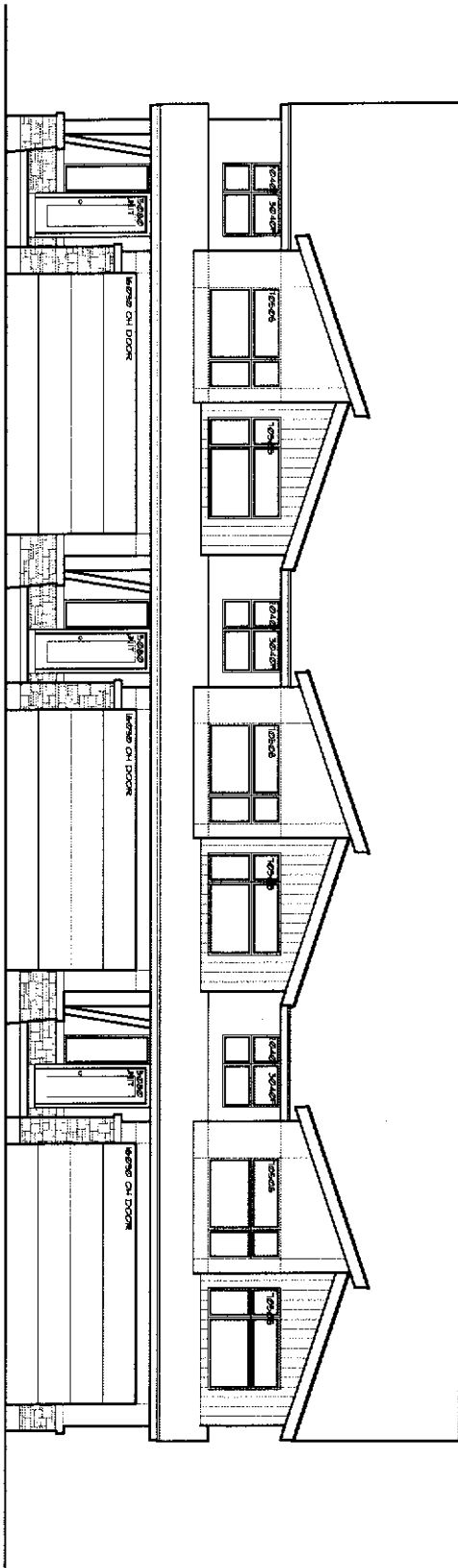
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FRONT
REAR
ELEVATIONS

A2 | 1

A FRONT ELEVATION
SCALE: 1/8" = 1'-0"





DESIGN
1436 S. LEGION BLVD. #200
CLEVELAND, UTAH 84015
801.217.3227

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PROJECT NAME:
MORRIS 3 PLEX

LOCATION INFO:

LOT #
111
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITY NAME
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

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JAN 1, 2007

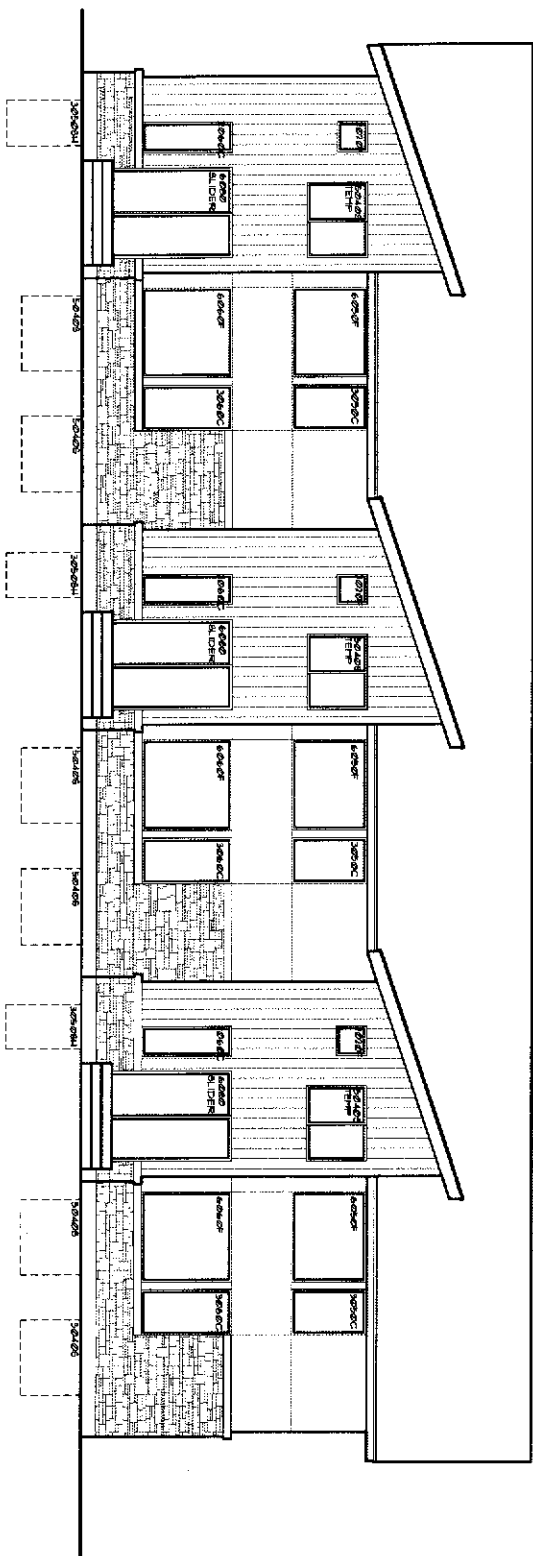
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REAR
ELEVATION

A2 | 2

PAGE 5 OF 23

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





YANIS I. LEONARDOS, INC. 4500
CLEVELAND, UTAH 84605
801.271.3222

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MORRIS 3 PLEX

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

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JAN 1, 2007

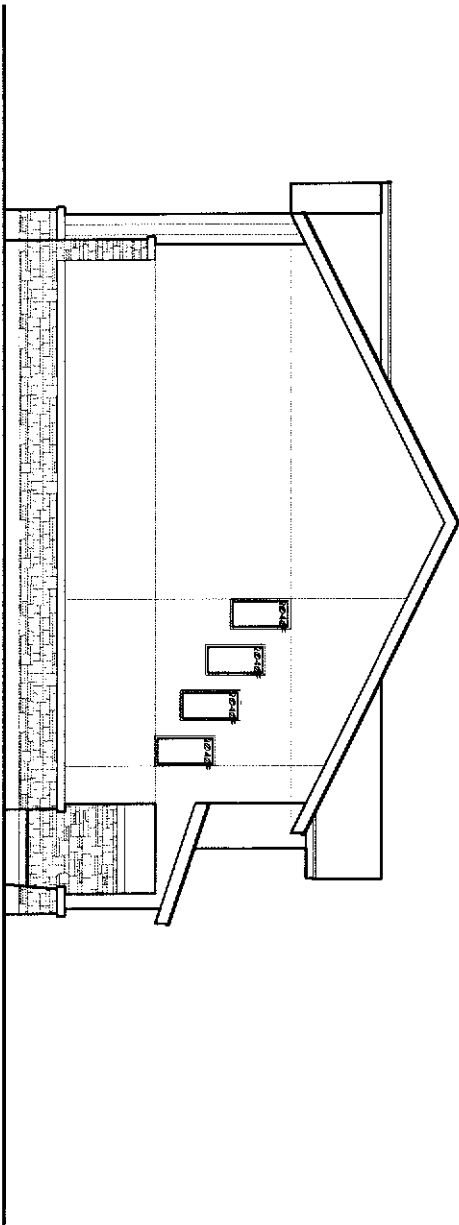
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LEFT
ELEVATION

A2|3

PAGE 6 OF 23

A LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"





DESIGN

1000 S. IRELAND MILLION RD
COLUMBIA, MO 65201
801.217.3722

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LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

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JAN 1, 2007

REVISION DATES
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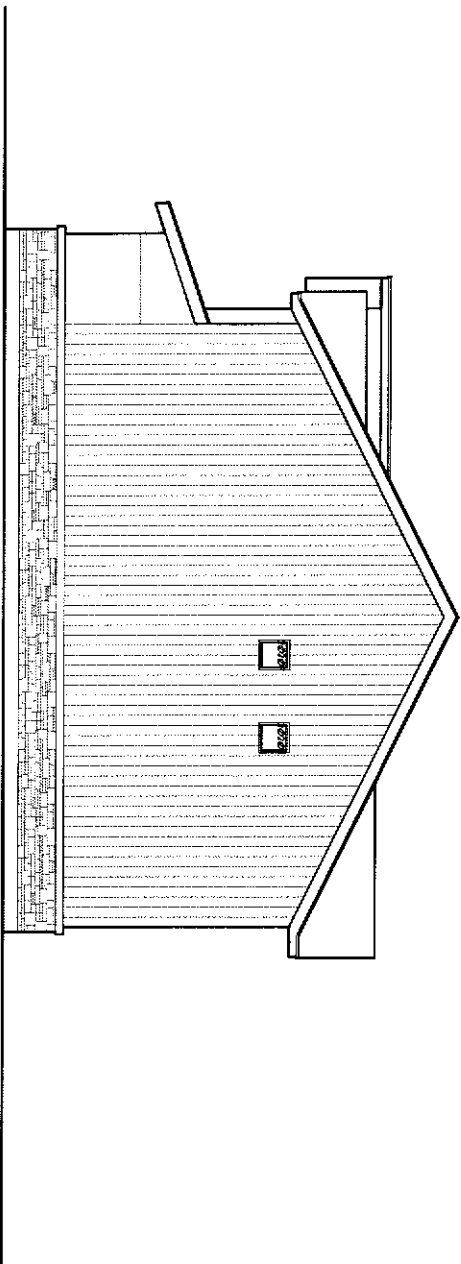
NOTED BY: J. L. H. 1/1/07

RIGHT
ELEVATION

A2 | 4

PAGE 7 OF 23

A
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"





D E S I G N

1500 E. JORDAN BLVD. SUITE 200
SALT LAKE CITY, UT 84143
801.271.3722

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MORRIS 3 PLEX

LOCATION INFO:

LOT #
SUBDIVISION
SUBNAME
CITY
CITYNAME
STATE
ZIP

CLIENT NAME:
MR. AND MRS.

PLAN NAME:
FOOTING/FOUNDATION PLAN

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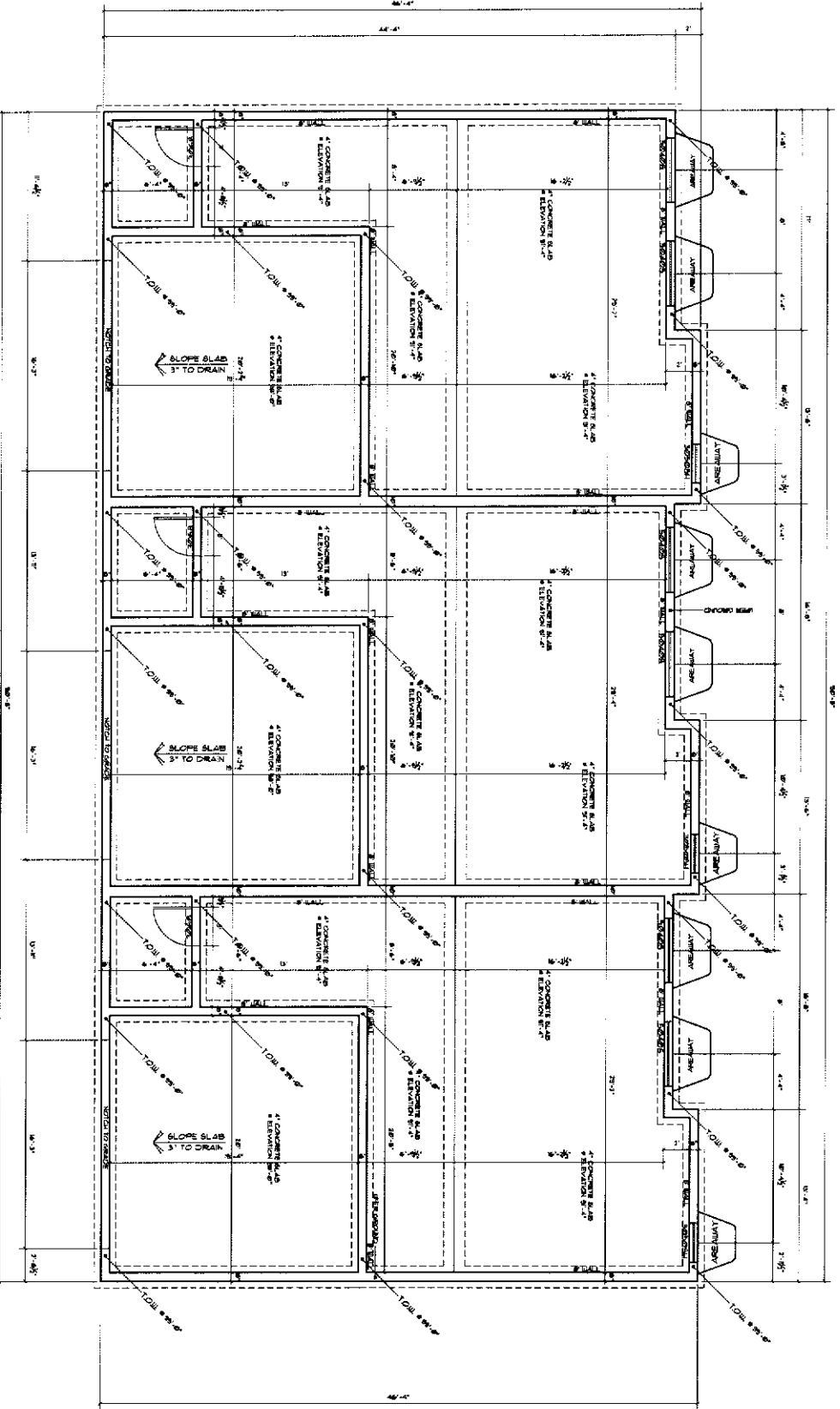
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FOOTING/FOUNDATION PLAN

S111

PAGE 18 OF 23



FOOTING/FOUNDATION PLAN

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

BASEMENT FLOOR PLAN

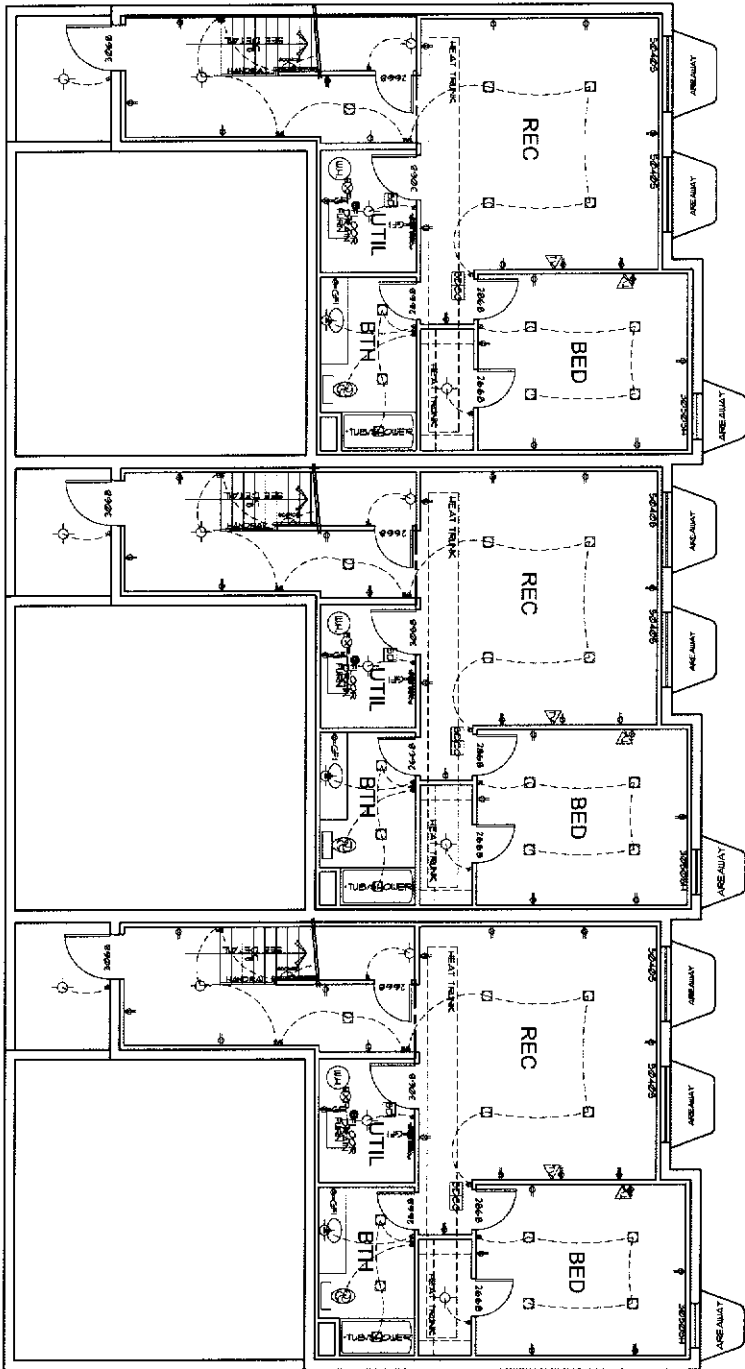
SCALE: 1/8" = 1'-0"

ELECTRICAL SCHEDULE

◆	CEILING MOUNTED INCANDESCENT
◆	WALL MOUNTED INCANDESCENT
◆	INCANDESCENT FULL CORD LIGHT
◆	SMALL APERTURE RECESSED LIGHT
◆	LARGE APERTURE RECESSED LIGHT
◆	EXTERIOR RATED FLOOD LIGHT
◆	SCORCH AD PIER QUART
◆	FLUORESCENT LIGHT
◆	FLOOR HALL OR STAIR LIGHT
◆	TRACK LIGHTS
◆	CEILING FAN W/ LIGHT
◆	CEILING FAN
◆	EXHAUST FAN
◆	EXHAUST FAN W/ LIGHT
◆	EXHAUST FAN W/ HEATER
◆	SMOKE DETECTOR W/BATT BACKUP
◆	CARBON MONOXIDE DETECTOR
◆	16 VOLT DIMPLEX OUTLET
◆	220 VOLT OUTLET
◆	16 VOLT GROUND FAULT INTERRUPTER
◆	16 VOLT WATERPROOF OR OUTLET
◆	PHONE JACK
◆	TELEVISION CABLE JACK
◆	PLT MEDIA OUTLET
◆	16 VOLT 3-PORT OUTLET
◆	NORMAL SWITCH

REVISIONS

NO.	DATE	DESCRIPTION
1	1/1/2007	ISSUED FOR PERMIT
2	1/1/2007	ISSUED FOR PERMIT
3	1/1/2007	ISSUED FOR PERMIT
4	1/1/2007	ISSUED FOR PERMIT
5	1/1/2007	ISSUED FOR PERMIT
6	1/1/2007	ISSUED FOR PERMIT
7	1/1/2007	ISSUED FOR PERMIT
8	1/1/2007	ISSUED FOR PERMIT
9	1/1/2007	ISSUED FOR PERMIT
10	1/1/2007	ISSUED FOR PERMIT





F3 DESIGN
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801.271.3222

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101
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SUNSHINE
CITY
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STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

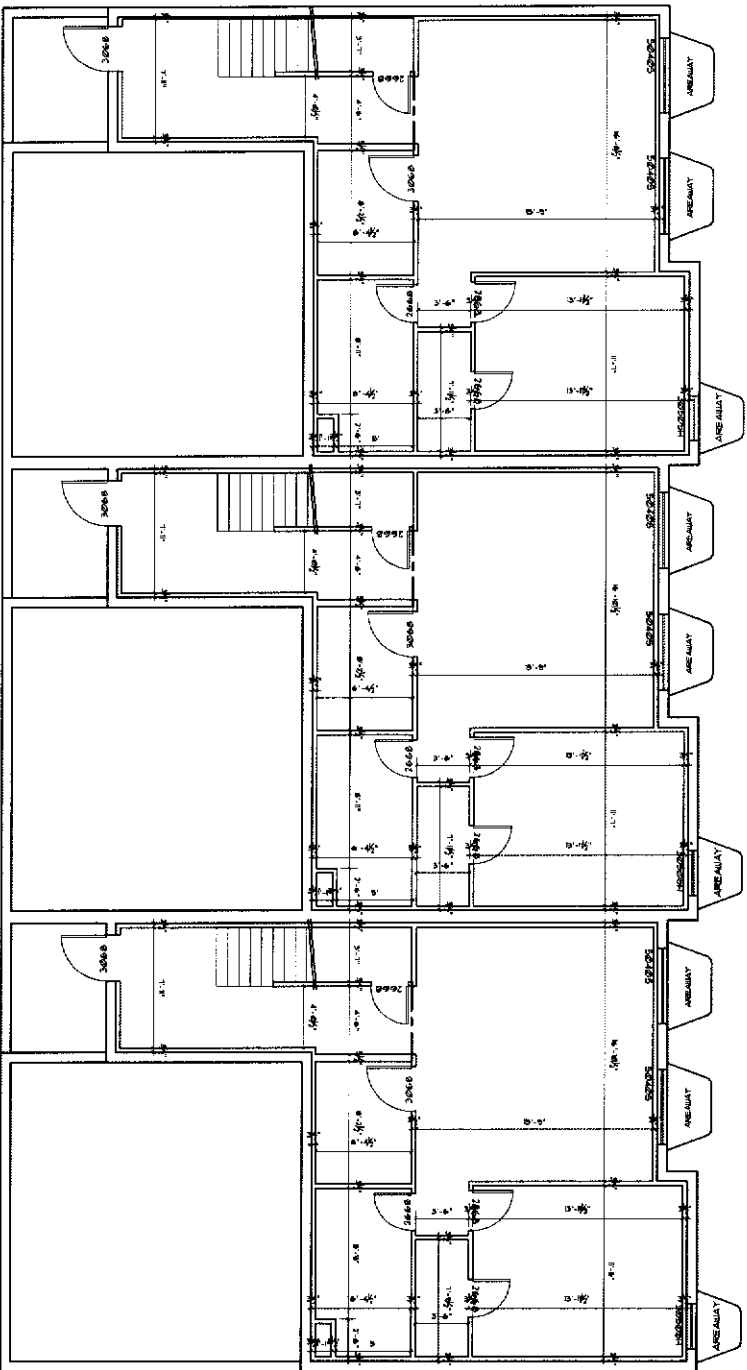
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BASEMENT
WALL FRAMING
PLAN

A3 | 2

PAGE 9 OF 23



A BASEMENT WALL FRAMING PLAN
SCALE: 1/8" = 1'-0"



1416 S. LINDENHURST RD.
CLEVELAND, OHIO 44115
866.217.3727

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101
SUBDIVISION
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SUBNAME
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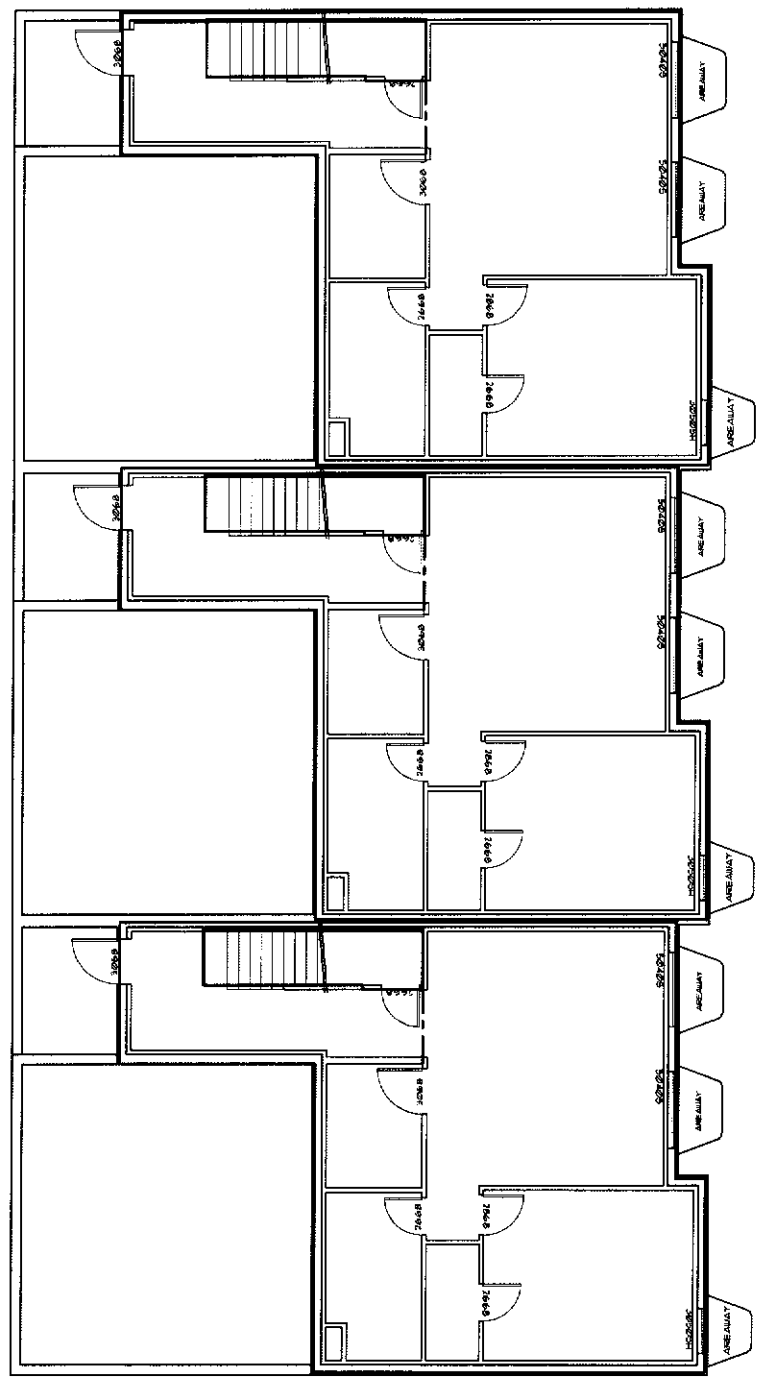
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PLAN NAME

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JAN 1, 2007

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MAIN FLOOR
FLOOR FRAMING
PLAN

S1|2



A MAIN FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



1400 S. LEGION BLVD. SUITE 200
CLEVELAND, UTAH 84015
801.217.3727

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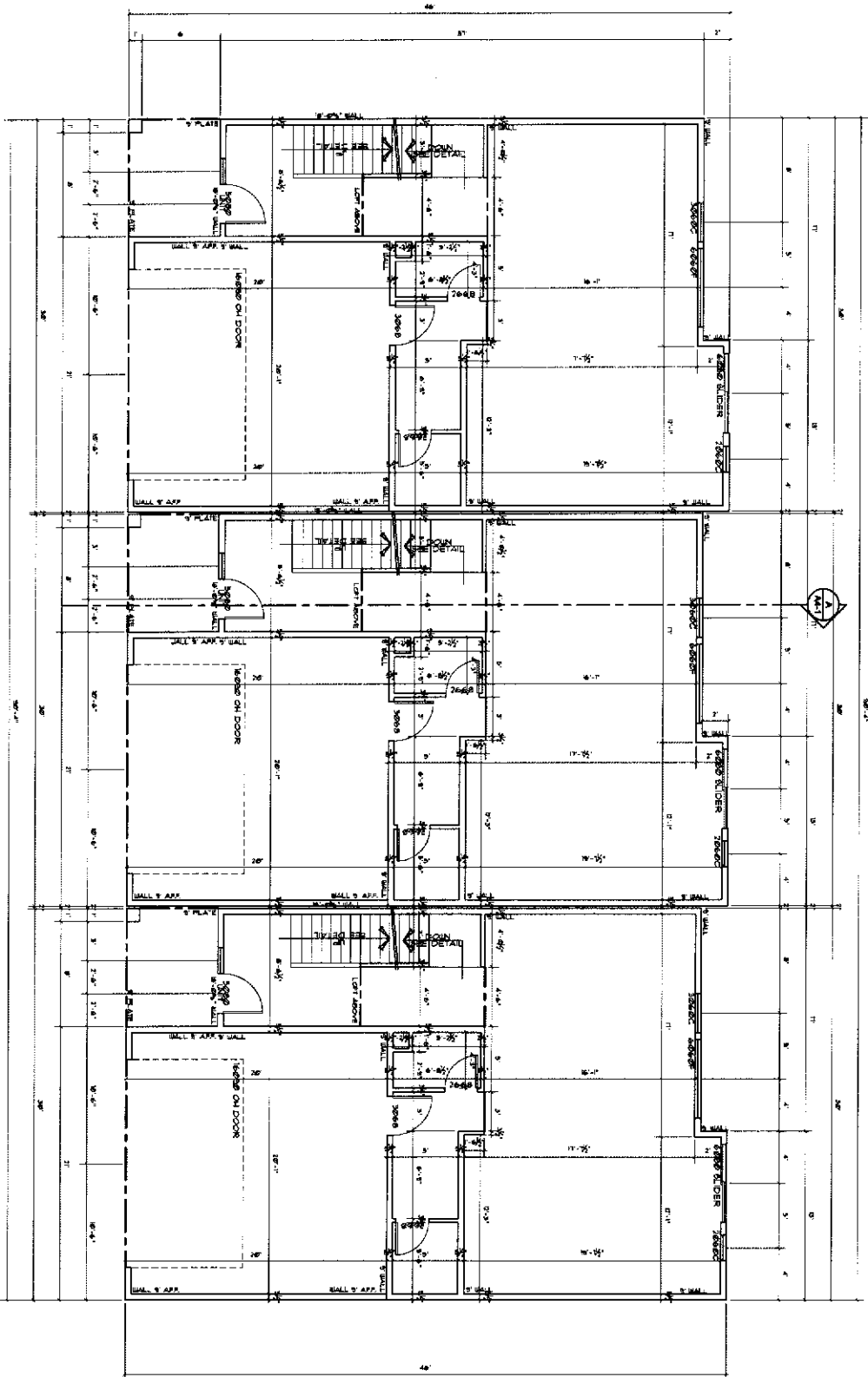
MAIN FLOOR
WALL FRAMING
PLAN

A3 | 4

PAGE 11 OF 23

MAIN FLOOR WALL FRAMING PLAN

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





MR. S. J. HENDON, REGISTERED ARCHITECT
601.217.3322

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CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
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PLAN NAME:
PLAN NAME

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JAN 1, 2007

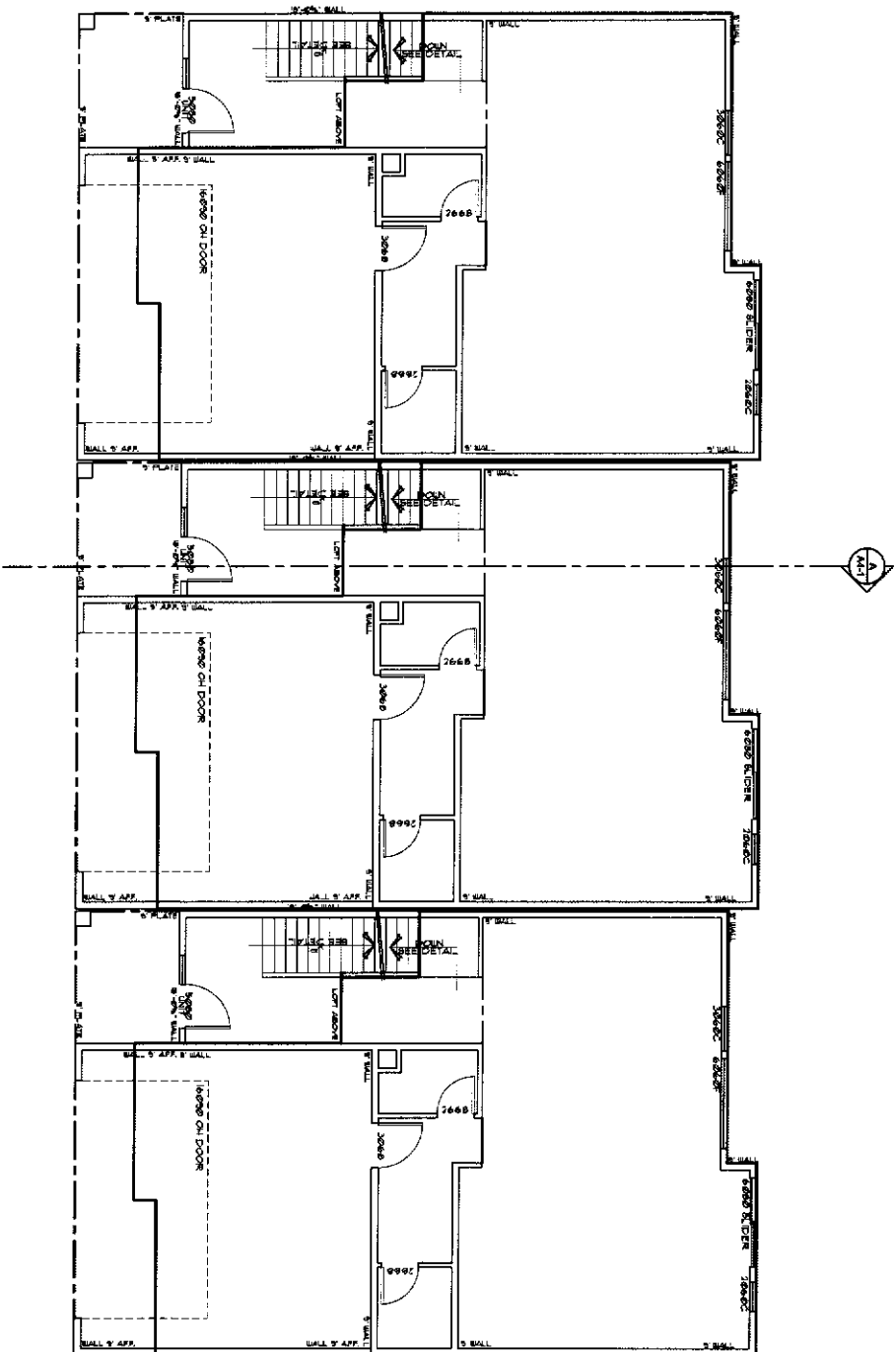
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UPPER FLOOR
FLOOR FRAMING
PLAN

S1|3

PAGE 20 OF 23



UPPER FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



1481 S. LEGION BLVD. SUITE 200
CLEVELAND, UTAH 84015
(801) 271-3722

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LOCATION INFO:

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101
SUBDIVISION
SUBNAME
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

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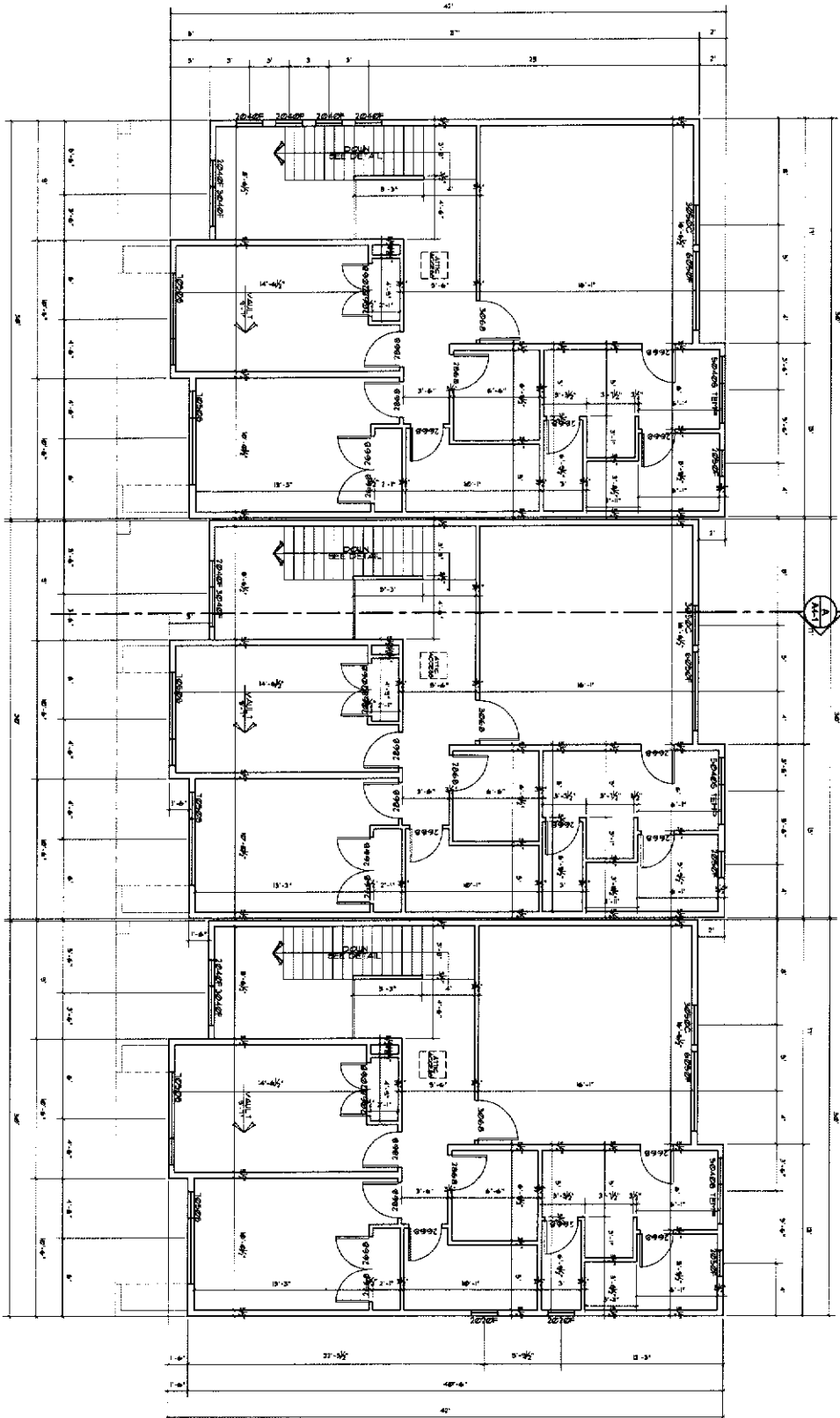
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UPPER FLOOR
WALL FRAMING
PLAN

A3|6

UPPER FLOOR WALL FRAMING PLAN

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



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



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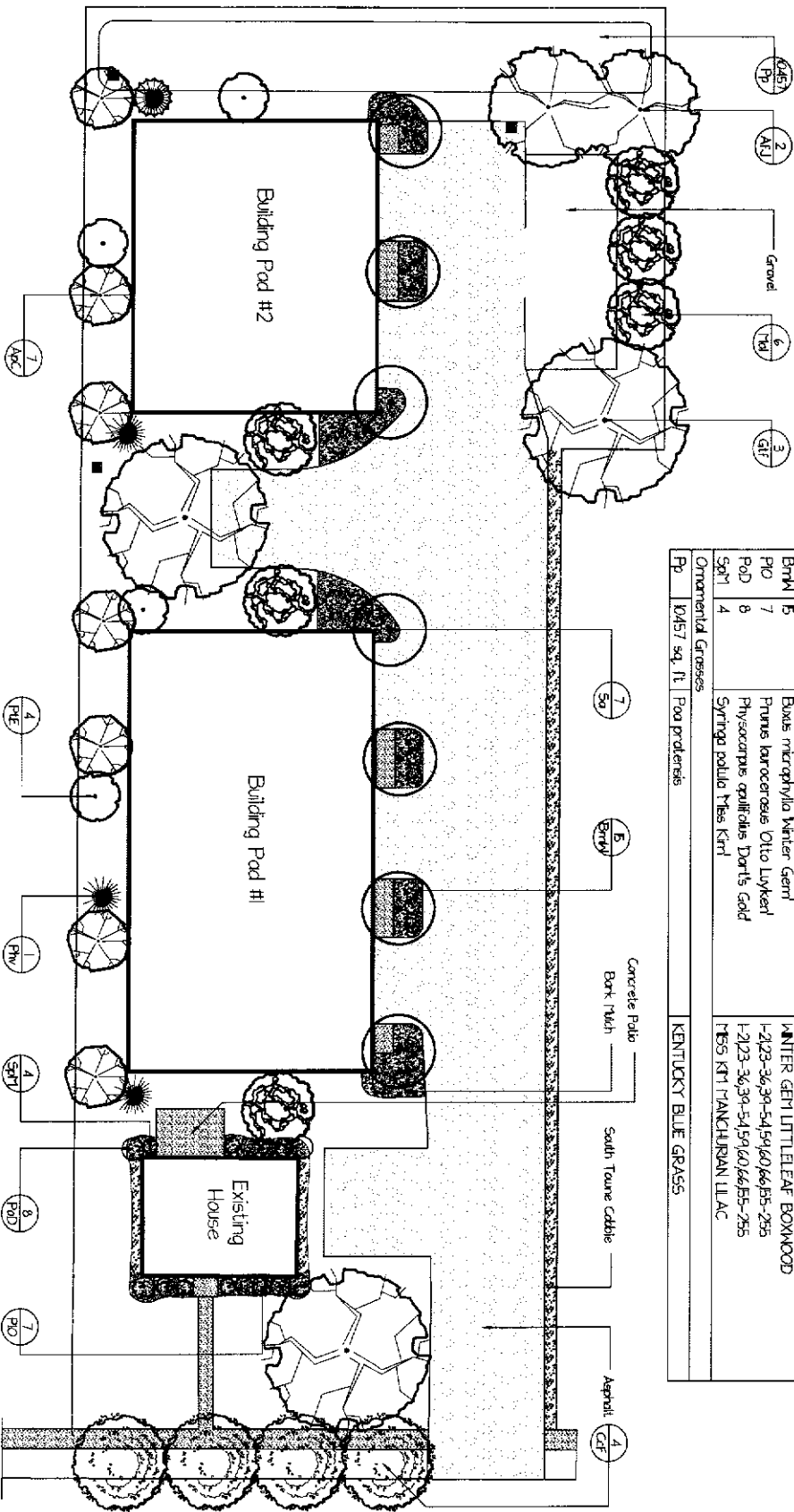
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1975-1976

PLAN

Q

PAGE 21 OF 23



Key	Qty	Botanical Name	Common Name
Trees			
AU	2	Acer x freemanii 'Jeffersred' (Autumn Blaze)	JEFFERSRED (AUTUMN BLAZE) FREEMAN MAPLE
APC	7	Acer platanoides 'Crimson Sentry'	CRIMSON SENTRY NORWAY MAPLE
Cdf	4	Cercis canadensis Forest Pansy	FOREST PANSY EASTERN REDBUD
Gif	3	Gleditsia triacanthos f. inermis Skyline	SKYLINE THORNLESS HONEY LOCUST
Pbl	6	Trilix x Praetire	PRAEETIRE FLOWERING CRABAPPLE
Piv	4	Pinus heldreichii var. laeodermis	BOSMAN PINE
PLE	4	Populus tremula Erecta	FRECTA ASPEN
SO	7	Sorbus aucuparia	EUROPEAN MOUNTAIN ASH
Shrubs			
BmW	5	Buxus microphylla Winter Gent	WINTER GENT LITTLE LEAF BOXWOOD
PO	7	Prunus lanceoceras Otto Lykes	L-2123-36-39-54/59/60/66/BS-255
POD	8	Physocarpus opulifolius Dora's Gold	L-2123-36-39-54/59/60/66/BS-255
SO	4	Syringa pallida Ties Kent	TES KENT MANCHURIAN LILAC
Ornamental Grasses			
Pp	10/57 sq. ft.	Poa pratensis	KENTUCKY BLUE GRASS

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/22/2017**

Item No. 2

Short Title: Public Hearing - Bleak Property, 149 West 1850 North

Initiated By: Terry and Selene Bleak, Applicants

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site plan for an accessory building and driveway access

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 03-22-2017 PC Staff Report Bleak Conceptual Site Plan
- ☐ Bleak Conceptual Site Plan Submittals

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

**STAFF REPORT
AGENDA: ITEM 2**

**PROPERTY OWNER/
APPLICANTS:** **TERRY & SELENE BLEAK
149 WEST 1850 NORTH
CENTERVILLE, UTAH 84014
(emmittdoc@yahoo.com)**

PROPERTY: **PARCEL 07-139-0031**

ACREAGE: **0.621 OF AN ACRE**

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

APPLICATION: **CONCEPTUAL SITE PLAN FOR UNPLATED RESIDENTIAL
DEVELOPMENT**

RECOMMENDATION: **CONSIDER ACCEPTANCE OF THE CONCEPTUAL SITE
PLAN**

BACKGROUND

The Bleaks desire to construct a new accessory garage located at their place of residence. Recently, they acquired an un-platted parcel of land adjacent to their original subdivision lot and combined the land together into a single parcel (as allowed by state law). However, the added parcel remains outside of the platted subdivision boundary. According to Section 12.21.110.c.2, "any residential development outside a platted subdivision" is required to obtain a Site Plan Review from the Planning Commission. As a reminder, a Site Plan Review is a two-step process, Conceptual Site Acceptance and Final Site Plan Approval.

Additionally, the applicants' subdivision lot and associate parcel (e.g. corner lot) is located on a dead-end street with no previously installed temporary turn-around. They desire also to obtain permission from the City to use the end of the street to install an access and driveway for the garage. Furthermore, at the end of the street there are two (2) parcels (un-platted) at its terminus, and the owners adjacent to the Bleaks also desire to access their parcel, but have no plans to construct any accessory buildings at this time. However, the adjacent owner desires to participate jointly with the Bleaks for the establishment of the proposed access to use it also for their parcel. As part of this conceptual review, Staff will also be addressing the elements needed for both parties to use the end of the street and an access point for their respective properties.

CONCEPTUAL SITE PLAN (12.21.110.d)

A conceptual site plan is not intended to permit actual development of property, yet it is intended to represent how the property may be developed so that the applicant can receive feedback from the Planning Commission.

Table of Uses Allowed 12-36

The property located at 150 East 200 South is found within the Residential-Low (R-L) Zone. According to Chapter 12.32.040 Uses Allowed, a garage is an allowed accessory use, provided that a "primary use" (e.g. dwelling) has been established. Since the un-platted parcel has been legally combined with the original subdivision lot (see exhibits), staff believes that the existing home qualifies and the proposed garage can be constructed on the un-platted parcel.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 4, Northwest Centerville [Section 12-480-5]. This neighborhood is further divided into sub-areas and indicates the proposed development is located north of Jennings Lane, which contains areas considered "semi-rural." According to the neighborhood plan, semi-rural areas should be preserved for existing property owners, however, any future development should be maintained in "low density" development. It is Staff's opinion that an accessory building to be located on an un-platted parcel that has been assimilated into an existing subdivision is consistent with the neighborhood plan.

Development Standards

The site location is 0.62 of an acre, with the plans indicating the proposed new one-story garage is 35'x36' or 1296 square feet. The following is a review of the Development Standards for the proposed lot and future home.

Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	Greater than 6'	YES
Maximum Height, Accessory	20 Feet	20 Feet	YES
Setback Standards			
Rear	8 Feet to any side or rear lot line	40 Feet	YES
Side(s)	8 Feet to any side or rear lot line <i>(Note: prior to March 2017 setback was 3 feet)</i>	East: > 8 Feet	YES * Application was submitted and complete prior to setback changes of March 2017
		West: 7 Feet*	
Lot Coverage (12.55.070)			
Rear Yard, Lot Coverage	20% or Less	Undetermined	Likely

According to the above table, all Development Standards, for accessory buildings within the R-L Zone have been or likely are satisfied.

UTILITIES AND EASEMENTS

Due to the un-platted status of the parcel, the added tract does not have the necessary side and rear yard utility easements. Therefore, as part any Final Site Plan approval, the owners will need to have the legal descriptions for such easements. These easement descriptions will still need to be reviewed by the City Engineer and deemed acceptable. As a reminder, these easements will need to be accepted by the City Council after the final site plan has been approved and then recorded with the Davis County Recorder's Office.

Additionally, Staff assumes that since the proposed building is only a garage, limited utilities such as power and maybe gas (e.g. heat) will need to be provided to the building. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers. Furthermore, and since the owners are now adding additional impervious surfaces (i.e. garage and driveway), a grading and drainage plan will need to be prepared and submitted with the Final Site Plan submittal. This plan will need to be deemed acceptable by the City Engineer. Lastly, the owners will also be required to pay any development fees that may be applicable for the development of this lot. Staff specifically believes that the storm water impact will need to be paid. Most of the City's impact fees are associated with the development of a dwelling, such as sewer, water, fire, and park impact fees.

DEAD END STREET ACCESS REQUEST

As mentioned earlier, the two (2) property owners desire to participate jointly for the establishment of the proposed access to use it also for their respective parcels. In short, the authority of granting approval rests with the Public Works Director and the City. For some unknown reason in the historic past, a temporary turn-around was required as part of the original subdivision approval. The current codes of today often requires that a planned through road to provide a temporary turn-around until the roadway is connected to an intersecting street (see 15-5-103.7).

It is anticipated that the owners desiring to use the end of the street for access will need to provide the required easement. However preliminary discussions with the Public Works Director and other staff, the City may decide not to require the installation of the improvements for the turn-around and allow a driveway to be constructed, provided that the owners agree in writing to specific terms and conditions that would be spelled out in a City Approved "Encroachment Agreement: and be issued an "Excavation Permit" from the Public Works Department, based upon an acceptable design plan.

PLANNING STAFF RECOMMENDATION

After reviewing the conceptual site plan, staff believes the applicant has clearly shown how the property may be developed. It is the position of staff that the conceptual plan does or can be conditioned in a final approval to comply with the criteria within the Zoning Ordinance for development within the R-L Zone. Therefore, Staff recommends that the Planning Commission accept the conceptual site plan, as follows:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan the proposed residential development for an un-platted parcel, that is has been combined with home located at 149 West 1850 North, with the following directives:

1. The applicant must submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. The owners are to prepare the required legal descriptions for one (7) foot side yard and one (7) foot rear yard easement(s). Such easement descriptions are to be reviewed by the City Engineer and deemed acceptable.
3. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers.
4. As part of the Final Site Plan submittal, a grading and drainage is to be prepared and submitted with the application. Such plan is to be deemed acceptable by the City Engineer.
5. The owners will also be required to pay any development fees that may be applicable for the development of this lot.
6. As part of any Final Site Plan Approval, the owners desiring to use the end of the street for access will be required to obtain City approval, enter into any required agreement, and prepare plans for the constructing any access drive.
7. The applicant is encouraged to consider compliance with the new minimum setback of 8 feet on the west side to avoid future non-conforming issues due to the newly adopted accessory building setbacks standards of March 2017.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12.21.110.d.2].
2. Applicable utility services and easements are required for residential development [Section 12.21.110.e.2.iii.d & Section 15-5-106(8)].
3. A final site plan application is required for completing the process to obtain approval to construct an accessory dwelling on un-platted parcels [Section 12.21.110.e].

We are asking Centerville City to access our property Lot 20 from the dead end St located at 170 W 1850N

We are proposing for a temporary agreement from Centerville City to place a curb and gutter at the homeowners expense; we propose the curb and gutter be placed at the end of dead end Street located at 170W 1850N

We propose that the curb and Gutter will connect with existing city road and will be constructed to City Specifications. '

With the city's Authorization of the Curb and gutter we would like to place a 12x30 concrete pad/driveway attaching to the city road.

With this authorization we understand this is a temporary agreement between the homeowners and the city. We as homeowners understand that if or when the city decided to place a permanent city road that Centerville City will not be responsible in anyway to pay back the homeowner the expense for the Curb and Gutter.

We understand the city is not liable to pay for future improvements or maintenance on the curb and gutter. We understand that we as the homeowners are responsible for up keep and continued improvements of curb and gutter along with maintenance of concrete driveway.

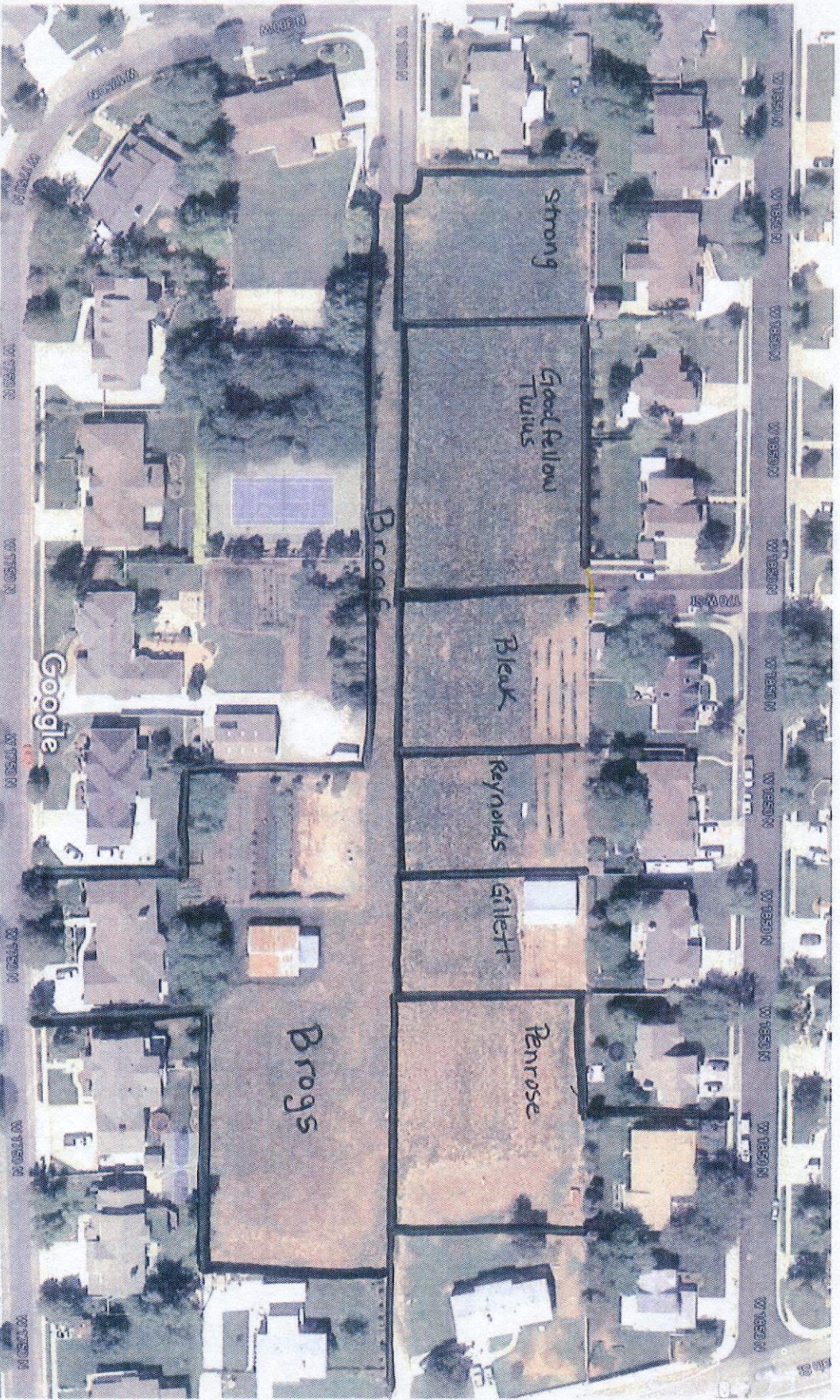
With this Authorization from the city the homeowner would like to continue the driveway with Recycled crushed concrete rock; to pave a driveway to a garage 36x36 ft x 20ft height at top of peek. Garage placed 7 feet from Reynolds's property line and 40 feet away from Brog's property line.

The purpose of garage is for personal homeowner use only.

French drain will be placed on the south side and north side of garage for run off from the roof.

Fire Hydrant measurements of 285 feet from the east of our property to the end of dead end street at 170W 1850 N
From the dead end street to the southeast corner of proposed garage placement is 152 ft

RECEIVED FEB 14 2007



U.S. Title File #DV68039SH

WHEN RECORDED MAIL TO:
TERRY GRANT BLEAK
149 WEST 1850 NORTH
CENTERVILLE, UT 84014

E 2992657 B 6673 P 201-202
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2016 11:13:00 AM
FEE \$13.00 Pgs: 2
DEP eCASH REC'D FOR US TITLE COMPANY OF U

WARRANTY DEED

THE PURPOSE OF THIS DEED IS TO COMBINE THE TWO PARCELS INTO ONE PARCEL

TERRY GRANT BLEAK and JANA SELENE BLEAK

Grantor,

of CENTERVILLE, County of DAVIS, State of UT
hereby CONVEYS and WARRANTS to

TERRY GRANT BLEAK and JANA SELENE BLEAK, husband and wife as joint tenants

Grantee,

of CENTERVILLE, County of DAVIS, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in DAVIS, State of UT, to-wit

SEE EXHIBIT A

07-139-0020 and PART OF 07-072-0113

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2016 taxes and thereafter.

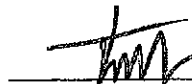
WITNESS the hand of said grantor, this 28th day of December, 2016


TERRY GRANT BLEAK


JANA SELENE BLEAK

STATE OF UTAH)
) ss
COUNTY OF DAVIS)

On the 28th day of December, 2016, personally appeared before me **TERRY GRANT BLEAK and JANA SELENE BLEAK**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

My Commission Expires:
Residing at:

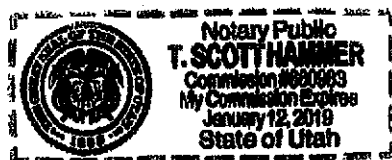


EXHIBIT A

07-139-0020

ALL OF LOT 20, FRANCE ESTATES SUBDIVISION, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN THE CITY OF CENTERVILLE, ACCORDING TO THE OFFICIAL PLAT THEREOF.

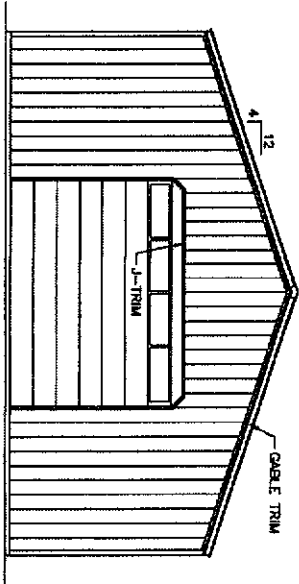
IN ADDITION TO,

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20, FRANCE ESTATES SUBDIVISION BEING PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH00°32'27"WEST 145.66 FEET; THENCE NORTH90°00'00"WEST 117.00 FEET; THENCE NORTH00°32'27"EAST 145.67 FEET; THENCE SOUTH89°59'30"EAST 117.00 FEET TO THE POINT OF BEGINNING.

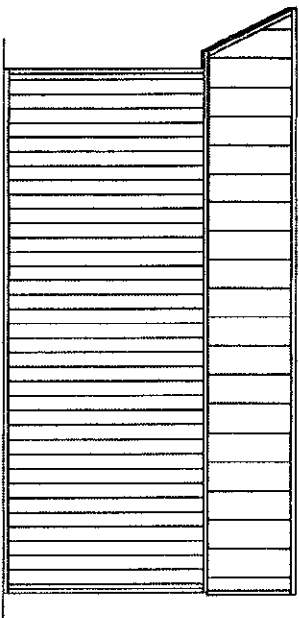
CONTAINING 0.391 ACRES.

PART OF 07-072-0113

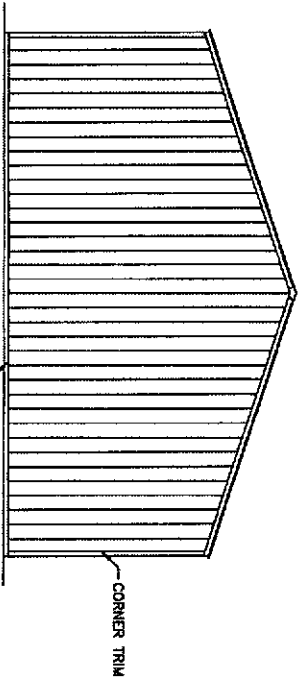
ELEVATIONS



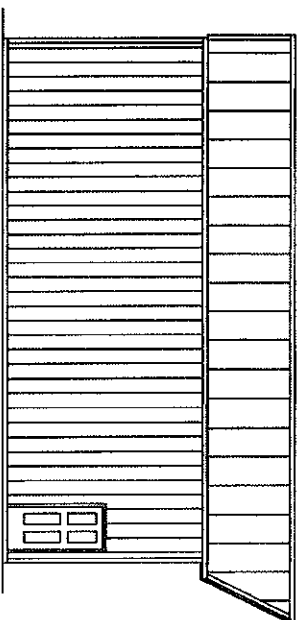
GABLE END ELEVATION - WEST



ELEVATION - SOUTH



GABLE END ELEVATION - EAST



ELEVATION - NORTH

C:\DATA\15109 Paper Buildings\256 Block\Terry Bleak Buildings.dwg
 PLOT DATE: Jan 20, 2017

 WILDING ENGINEERING ARCHITECTURAL & CIVIL ENGINEERING			
NO.	RELEASE TO CLIENT	DATE	
	REVISION	01/20/17	
PROJECT INFORMATION TERRY BLEAK BUILDING ELEVATIONS CENTERVILLE, UTAH			
DRAWN	DATE	CHECKED	SCALE
KRH	01/20/2017	JDL	1/8" = 1'-0"
PROJECT #	SHEET		
15109	05		

[illegible]

N 1050

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/22/2017**

Item No. 3.

Short Title: Public Hearing - Pizza Hut, 25 West Parrish Lane

Initiated By: Richard Hill, Applicant

Scheduled Time: 7:50

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for a drive-thru style Pizza Hut Restaurant to be located on the SW corner of Parrish & Main Street

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 03-22-2017 PC Staff Report Pizza Hut
- ☐ Pizza Hut Conceptual Site Plan
- ☐ Pizza Hut Architecture

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER: (LEASER) SHARMAN SMOOT
200 WEST 400 NORTH #2
CENTERVILLE UT 84014

APPLICANT: RICHARD HILL
3301 N THANKSGIVING WAY, SUITE 400
LEHI, UT, 84043

PROPERTY LOCATION: 25 WEST PARRISH LANE

PARCEL SIZE: .46 ACRES

ZONING DISTRICT: COMMERCIAL – HIGH

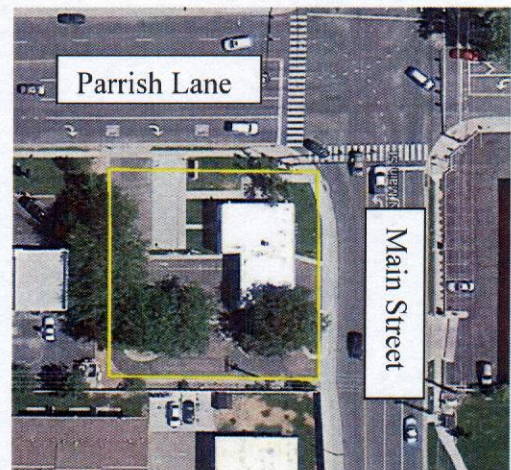
APPLICATION: CONCEPTUAL SITE PLAN

STAFF RECOMMENDATION: RECOMMEND, WITH CONDITIONS

Background

Formerly Galaxy Frozen Custard, the site at the corner of Parrish and Main Street has been vacant for just under a year. Because of the change of “use” from a “specialty shop” (frozen yogurt) to a “fast food” (Pizza Hut Drive Thru), UDOT was required to perform a site study to reevaluate the access to the site, adjusting the entrances and exits to the store. Pizza Hut has made changes to the access of the site and is waiting on an approval from UDOT. They will also need a Conditional Use Permit because of this categorical use change.

Although the site falls within the Parrish Lane Commercial Design Corridor and the South Main Street Design Overlay, the site itself is a nonconforming site, as discussed later in the staff report.



CONCEPTUAL SITE PLAN ANALYSIS

General Plan / Table of Uses

“As a major gateway to the city, the appearance of the Parrish Lane Commercial Area should be of upmost importance to the City. City officials and commercial developers should create a “gateway” impression of Parrish Lane. Such features as landscaping, bermed frontage areas, street lights, City identification and monuments and framing of views of the city and the Wasatch Mountains should be used in development of properties along the commercial area of Parrish Lane, which is hereby designated as the Parrish Lane Commercial Corridor” [General Plan 12-430-2].

Because of the nonconforming status of this site, there is no way to enforce the Parrish Lane Gateway Design Standards and the South Main Street Overlay Design Guidelines for this property. Even though we cannot enforce specific requirements, we can still expect a greater design in the frontage, signage, lighting, and landscaping of this property, especially on the corner of Parrish and Main and buffering to the adjacent residential zones to the south.

Because this is a Pizza Hut “Express” with a drive thru with very limited seating areas, it is considered to be a fast-food restaurant. Under the table of uses, fast food restaurants need a Conditional Use Permit in a Commercial-High Zone. [CZC 12.36.40]

Nonconforming Issues 12.22

12.22.080(b) *Nonconforming Development with Approved Plan.* Nonconforming development that is consistent with an approved site plan or other approval granted before the effective date of this Title shall be deemed in conformance with this Title to the extent it is consistent with the approved plan and to the extent such plan or conditions imposed thereon directly address the specific issue involved in a determination of conformity. Such nonconforming development, other than circumstances enumerated in CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070, shall be brought into conformance upon the occurrence of any one of the following:

- 1) Any increase of more than 30% in floor area or 50% of the value of the building or premises;
- 2) For a lot located in a commercial zone that requires the issuance of a new certificate of occupancy
- 3) For a lot located in an industrial zone that requires the issuance of a new certificate of occupancy for a change in the occupancy use type.

While some changes are being made to the site and building, significant increases to the floor area of the value of the building or premises are not occurring in this turnover. Although there is a change of tenant and "use", the occupancy "use type" in this case is not changing. Both, according to the building inspector, would be a Class "B" Occupancy.

Architecture -

[See backup Materials]. The Architecture for this building is mostly brick, with glazed windows and a pitched roof. The porte-cochère design, materials, and colors should be examined and designed to match the main building.

Landscaping, Buffering and Screening -

Due to its nonconformity status, it is not required to install the 15% of site landscaping that the Parrish Lane Design guidelines requires. Staff would suggest that the site not lose any landscaping in the transferring of occupation of the property.

Proposed landscaping is currently at 24% of the property, with no specific details plant materials submitted. Staff would recommend expanding the landscaping on the site in certain areas where there is unused pavement, and replacing it with further landscaping or permeable surface. Along the drive aisle in the middle of the property would be a perfect opportunity to add more of this, because this area would not be used for parking or a drive aisle, but is empty vacant asphalt that could be used to further beautify the property.

Specific attention should be given to the corner of Parrish and Main, as this is a highly trafficked and visible corner in the city. Signs designs, lighting, and landscaping should all be considered in framing and beautifying this corner, in accordance with the General Plan.

This site does border a Residential-Medium zone, with an apartment complex to the south. Adequate screening from this zone should be mitigated with landscaping and fencing. A 6 foot wood fence is proposed on the south property line to screen this apartment complex. The southern property line should also be given more landscaping, perhaps in the form of trees to further screen the Pizza Hut from the residential buildings.

Signs – Signs will have to be in compliance with CZC 12.54.

Development schedule - No development schedule has been submitted.

Parking 12.52.300

Restaurant, fast-food	1 space per 100 square feet of gross floor area	Plus stacked spaces per CZC 12.52.080(d)(4)
Needed	1,406/ 100 = 14 spaces	5 per lane

Provided	14	$\sim 90' / 18 = 5$
Compliance	Yes	Yes

Development Standards for a Commercial-High Zone:

Standard	Needed	Provided	Compliance
Maximum building height	45	20'	yes
Setbacks – Front	20	28'	yes
Rear – when abutting a Residential Zone	30'	80+'	yes
Street Side Yard	20	16'	no

Due to the nonconforming status of this property, non-compliance with these development standards is acceptable until the issues noted in a previous section of the staff report.

Anticipated Conditional Use Issues –

During the review of the Final Site Plan, the Conditional Use Permit will be reviewed. This review will take into consideration adequate traffic, circulation, parking, screening, etc. It also provides safeguards to prevent noxious omission (noise, dust, odors), on persons or property in this area, along many other consideration, including overall harmony with the existing area.

The applicant is adjusting the accesses on Parrish and Main Street-- Only a right in/ right out access is likely available on Parrish, and the driveway on Main Street has been widened to 24' to allow both in and out traffic. UDOT will need final approval on these changes.

According to the Travel Study submitted by the applicant, "The proposed restaurant will generate approximately 744 new daily trips, with 49 new trips generated during the PM peak hour. [...] The 95th percentile queue length is anticipated to be at two vehicles at all driveways during the PM peak hour. The existing roadway network can accommodate the traffic generated by the proposed site without the need for any recommended improvements or modifications"

- [Avenue Consultants Traffic Impact Study December 1, 2016]

The CUP also considers the economic impact and development adjacent "in harmony" with surrounding area. It is notable that there are currently many fast foods and pizza establishments already in the area – including two directly across the street on both sides.

These issues will all be discussed in further detail with the submittal of a Conditional Use Permit and a Final Site Plan.

Staff's Recommendation for Conceptual Site Plan

I hereby make a motion for the Planning Commission to accept the Conceptual Site Plan for Pizza Hut Centerville, located at 25 W Parrish Lane, with the following directives:

1. A Final Site plan application must be submitted in accordance with 12.21.110 (e)(2)
2. A Conditional Use Permit application must be submitted in accordance with 12.21.100.
3. Consider how to further utilize the landscaping and screening expectations under 12.51, with consideration of recommendations from staff.
4. The applicant must provide written permission from UDOT that their change in access from Parrish and Main is adequate.
5. A development schedule must be submitted with the Final Site Plan.
6. All proposed drainage and utilities should be reviewed and deemed by a City Engineer for the Final Site Plan.

SUGGESTED REASONS FOR THE ACTION:

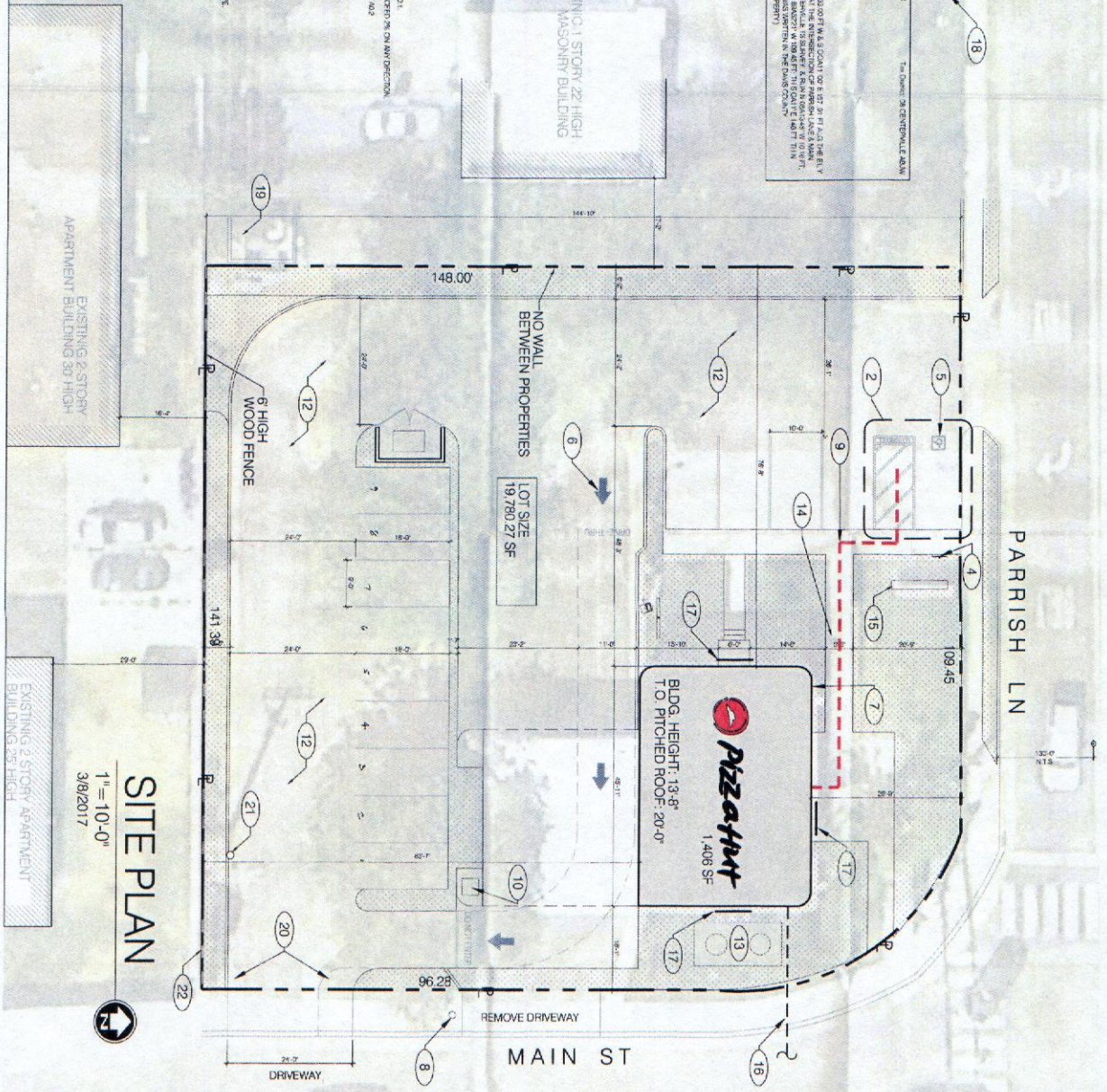
- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12.21.110(d)(2)].
- b) The development appears to satisfy, or be able to satisfy, the goals and objectives found within the Centerville City General Plan [Section 12-430-2]
- c) The proposed site has a nonconforming status, due to the change of tenant but not occupancy status, as established in [12.22.080(b)]

LEGAL DESCRIPTION

Subdivision: CHATELAIN I, P&G
 Record: 10/11/11
 Parcel Number: 02-000-0111
 Parcel Name: CENTREVILLE, UT 84004-0000
 Parcel Dimensions: 100'00" x 100'00"
 The Owner: 24 CENTREVILLE, LLC
 The Owner's Address: 1000 N. 1000 E., SUITE 100, CENTREVILLE, UT 84004-0000
 The Owner's Phone: 801-393-1111
 The Owner's Email: info@centreville.com
 The Owner's Website: www.centreville.com
 The Owner's Agent: [Name]
 The Owner's Agent's Address: [Address]
 The Owner's Agent's Phone: [Phone]
 The Owner's Agent's Email: [Email]
 The Owner's Agent's Website: [Website]

EXISTING LANDSCAPE AREA
 4,748 SF
 PROPOSED LANDSCAPE AREA
 4,800 SF

1. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
2. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
3. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
4. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
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19. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
20. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
21. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01
22. EXISTING 10' WIDE SIDEWALK IN ACCORDANCE WITH LOCAL CODES SEE DETAIL 14.01



SITE PLAN
 1"=10'-0"
 3/8/2017

marks architects

architectural
interior design
landscape
urban planning
model planning
cost estimating
comp

3400 South Ave.
Suite 100
Salt Lake City, UT 84119
801-333-1111
info@marksarchitects.com

PIZZA HUT

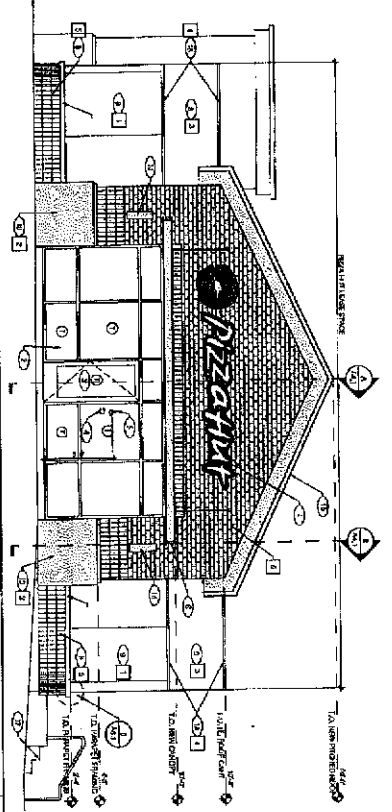
1000 N. 1000 E., SUITE 100, CENTREVILLE, UT 84004-0000

3/8/2017

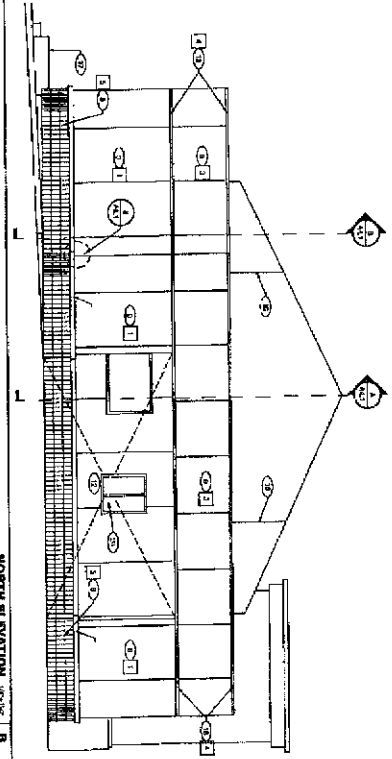
1"=10'-0"

3/8/2017

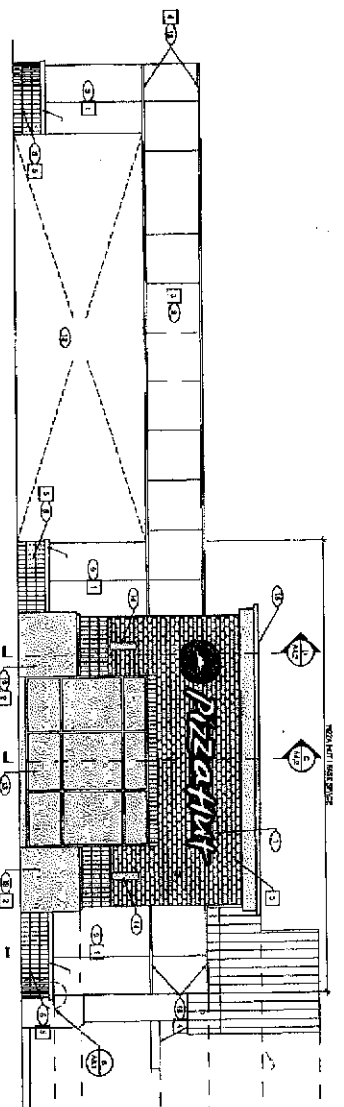
AO.1



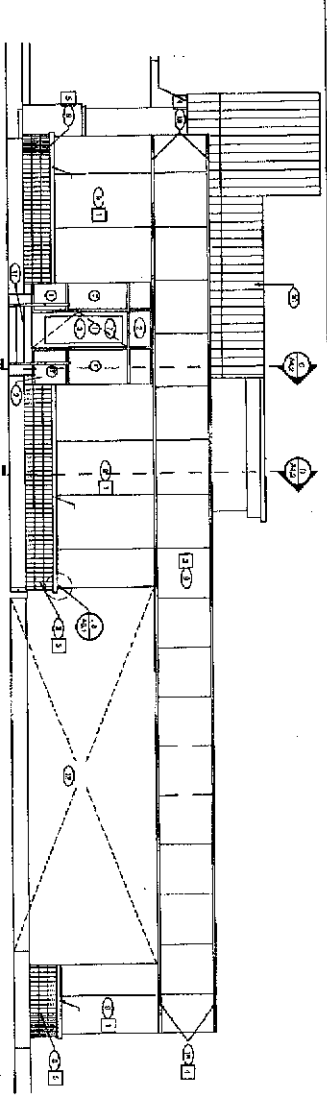
SOUTH ELEVATION 1/4"=1'-0" A



NORTH ELEVATION 1/4"=1'-0" B



WEST ELEVATION 1/4"=1'-0" C



EAST ELEVATION 1/4"=1'-0" D

SYMBOL	AREA	DESCRIPTION	DETAIL
1	ROOF	ASPH/FLT SHINGLES	TRUSS ROOF SYSTEM
2	WALL	CONCRETE BLOCK	24" CMU
3	WALL	BRICK	COMMON BRICK
4	WALL	BRICK	COMMON BRICK
5	WALL	BRICK	COMMON BRICK
6	WALL	BRICK	COMMON BRICK
7	WALL	BRICK	COMMON BRICK
8	WALL	BRICK	COMMON BRICK
9	WALL	BRICK	COMMON BRICK
10	WALL	BRICK	COMMON BRICK
11	WALL	BRICK	COMMON BRICK
12	WALL	BRICK	COMMON BRICK
13	WALL	BRICK	COMMON BRICK
14	WALL	BRICK	COMMON BRICK
15	WALL	BRICK	COMMON BRICK

EXTERNAL FINISH SCHEDULE

1. ROOF: ASPH/FLT SHINGLES

2. WALL: CONCRETE BLOCK (24" CMU)

3. WALL: BRICK (COMMON)

4. WALL: BRICK (COMMON)

5. WALL: BRICK (COMMON)

6. WALL: BRICK (COMMON)

7. WALL: BRICK (COMMON)

8. WALL: BRICK (COMMON)

9. WALL: BRICK (COMMON)

10. WALL: BRICK (COMMON)

11. WALL: BRICK (COMMON)

12. WALL: BRICK (COMMON)

13. WALL: BRICK (COMMON)

14. WALL: BRICK (COMMON)

15. WALL: BRICK (COMMON)

- KEYNOTES**
1. ROOF: ASPH/FLT SHINGLES
 2. WALL: CONCRETE BLOCK (24" CMU)
 3. WALL: BRICK (COMMON)
 4. WALL: BRICK (COMMON)
 5. WALL: BRICK (COMMON)
 6. WALL: BRICK (COMMON)
 7. WALL: BRICK (COMMON)
 8. WALL: BRICK (COMMON)
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 11. WALL: BRICK (COMMON)
 12. WALL: BRICK (COMMON)
 13. WALL: BRICK (COMMON)
 14. WALL: BRICK (COMMON)
 15. WALL: BRICK (COMMON)

PIZZA HUT

10000 N. 10th Ave.

Phoenix, AZ 85020

A4.0

DELCO

DAVID L. SMITH
Professional Engineer
State of Arizona
No. 12345

DAVID L. SMITH
Professional Engineer
State of Arizona
No. 12345

DAVID L. SMITH
Professional Engineer
State of Arizona
No. 12345

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/22/2017**

Item No. 4.

Short Title: Public Hearing - General Plan Amendment, Southeast Centerville, Neighborhood 1

Initiated By: Winegar Brothers and Brighton Homes, LLC, Applicants

Scheduled Time: 8:10

SUBJECT

LEGISLATIVE DECISION

Consider a proposed amendment to the General Plan, Chapter 12-480-2 Neighborhood 1, Southeast Centerville, Section 2, to allow residential uses in the Pages Lane Commercial District

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ 03-22-2017 PC Staff Report Winegar-Brighton Development GP Amendment
- ☐ Winegar-Brighton Development Submittal

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

**STAFF REPORT
AGENDA: ITEM 4**

**PROPERTY OWNER: DIRK WINEGAR
 WINEGAR BROTHERS PARTNERSHIP
 P.O. BOX 365
 NORTH SALT LAKE CITY, UT 84054**

**APPLICANT: BRIGHTON DEVELOPMENT UTAH, LLC
 TAYLOR SPENDLOVE/NATE PUGSLEY
 215 N REDWOOD ROAD #8
 NORTH SALT LAKE CITY, UT 84054
 (taylor@brightonhomes-utah.com)**

**APPLICATION: GENERAL PLAN TEXT AMENDMENTS FOR SECTION 12-480-2,
 SOUTHEAST NEIGHBORHOOD TO ALLOW RESIDENTIAL
 MEDIMUM (R-M) IN THE PAGES LANE COMMERICAL AREA**

**RECOMMENDATION: STAFF RECOMMENDS THAT THE PLANNING
 COMMISSION EITHER TABLE THE REQUEST, IF
 PERMITTED BY THE APPLICANT, OR TO DENY THE
 REQUEST AT THIS TIME**

BACKGROUND

The petitioners are making a request to amend the General Plan text of the Pages Lane Commercial area of the Southeast Neighborhood Plan and allow the potential future opportunity to develop Residential-Medium (R-M) uses of up to eight (8) dwelling units per acre within the Pages Lane Commercial Area.

At this same time, the City is currently revisiting this specific neighborhood plan. This effort began in late 2016 and of recent (*March 2017*) has already completed and adopted a re-write of the "residential planning areas" for this neighborhood. As this is being considered, the City Council and Planning Commission are currently reviewing the remaining planning areas of the neighborhood, which include the City Hall & Founders Park Small Area Master Plan, the Main Street Commercial Area, and the Pages Lane Commercial Area. Therefore, the Planning Commission will need to evaluate whether there is merit to considering the submitted petition in advance of the efforts currently underway that have been initiated earlier by the City.

GENERAL PLAN AMENDMENT REVIEW

Procedures for a General Plan Text Amendment, Section 12.21.070

A decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a). After the public hearing described in Subsection (d)(5), the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may adopt or reject the proposed General Plan amendment either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate. The City Council may also table the matter for further information, consideration or action.

SUMMARY OF PLANNING STAFF'S REVIEW AND EVALUATION

Staff is of the opinion that City is currently in the process of evaluating the future land use planning of the Pages Lane Commercial area. Staff believes that there are merits to considering residential medium density development as a potential re-development strategy. However, staff also believes that further evaluation of time, manner, and synergy needs to be studied before making a broad neighborhood plan language change, as proposed by the petitioners.

For example, using the language proposed, it is possible that a small existing or carved off lot could be developed into residential uses. It is staff's position that it would not be good planning to re-develop a small constrained parcel into residential uses when the larger area remains commercial, either occupied or vacant. This would create land use conflicts for future residents and potentially lead to creating an undesirable or unsustainable residential area. If the City decides that the Pages Lane Commercial Area should transition into residential uses, then the question should be what should trigger the change? Should it be done an acre at a time or should it be done when a significantly larger of area is ripe for re-development? In short, it is staff's position that the City should continue its current efforts to discover the best approach to re-develop the Pages Lane Commercial Area.

PLANNING STAFF RECOMMENDATION

(PROPOSED ACTION) *"I hereby make a motion for the Planning Commission to RECOMMEND that the General Plan Amendments to the Pages Lane Commercial Area, as proposed by the applicant be DENIED, for the following reasons:*

(SUGGESTED REASONS FOR THE ACTION)

- a. *The Planning Commission finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).*
- b. *The Planning Commission finds that the City is currently underway in a larger effort to reconsider the future land use planning for the Southeast Neighborhood Plan that already includes re-evaluating the Pages Lane Commercial Area.*
- c. *The Planning Commission finds that further evaluation efforts are needed to determine if its appropriate to allow for a broad neighborhood plan language change, as proposed by the petitioners.*

General Plan Text Amendment Proposal

Section 12-480 – 3

2. Commercial Policies

Southeast Centerville contains two distinct commercial areas: the Pages Lane commercial center, and the old Main Street commercial area. Each of these commercial areas has its own distinctive characteristics and issues.

a. Pages Lane Commercial Area

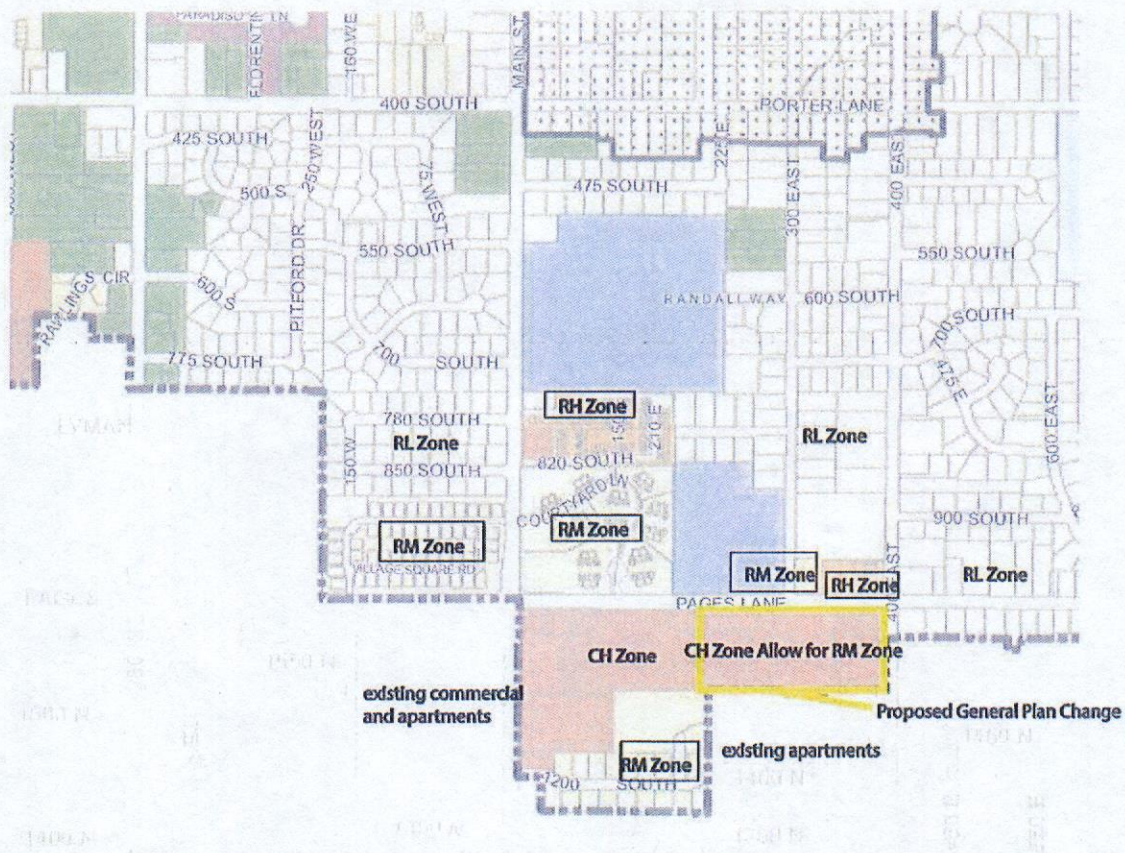
Located on Pages Lane between Main Street and 400 East, this center is typical of suburban neighborhood shopping centers, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. As commercial development shifts to areas of the city closer to freeway off-ramps, the large grocery store (formerly Dicks Market) and adjacent retail buildings have been sitting vacant for years, and commercial uses have suffered east of the Deseret Industries Building. Future redevelopment can be expected.

1. Some development within the existing commercial center is still occurring. Care should be taken in this new development to avoid overcrowding and parking problems. Also, as far as is practical, new development should be encouraged to be as attractive as possible by reviewing and considering building materials, designs, signs, and compliance with applicable landscaping ordinances and regulations.
2. Much of the north side of Pages Lane between Main Street and 400 East remains undeveloped. Commercial development has been allowed on this side, however. The Taylor Elementary School is located on the north side of Pages Lane. Any further commercial development on this side of the street shall be designed and developed for minimal impact upon the school. Uses that may have detrimental impact upon the school should not be allowed. Any commercial development permitted should be required to buffer itself from the school and any adjacent residences. Commercial development on the north side of Pages Lane should avoid as much as possible strip development by requirements for wide frontages and preventing frequent curb cuts and high quality overall design.
3. The northeast corner of the intersection of Pages Lane and Main Street has a high potential to develop commercially. This location can be regarded as one of the major entrances to Centerville City. To present an attractive image, care should be taken in any development proposal on this corner to consider appearance as an entry way into the city.
- ④ East of the Deseret Industries building is ripe for redevelopment. Because of the shifting of commercial uses to other areas within the city closer to freeway off-ramps, a residential use is a practical redevelopment use. It is desired that no more than RM zoning be allowed in the zone, allowing for no more than 8 units per acre. Townhomes, Twin homes or single family homes are a preferred use to redevelop this section of the Pages Lane Commercial Area. The use of a conditional use or a planned development overlay zone is also desired.

Submitted 2/28/17

The General Plan under the Pages Lane Commercial Area reflects a different time in Centerville Planning. The area has been developed. Because of the movement of commercial activity to the Parrish Lane freeway off ramp, commercial in this area has suffered. The Majority of development on the North of Parish Lane has gone to residential uses.

As stated earlier the majority of the Pages Lane Commercial Area has suffered to keep buildings filled. The site is underutilized. By allowing for residential uses in this area it allows for additional options to redevelop the area. By limiting potential zoning to the RM zone the impact to the surrounding areas is minimal. The surrounding areas have been developed as such and this only fits the pattern of development in the area.



CENTERVILLE

**Staff Backup Report
3/22/2017**

Item No. 6.

Short Title: City Council Actions Report

Initiated By:

Scheduled Time: 8:35

SUBJECT

- Accessory Building Setbacks
- SE Neighborhood Residential Plan
- Parrish Creek PDO
- Legacy Commons PDO

RECOMMENDATION

BACKGROUND