

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 APRIL 10, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

Time:

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Thomas Hunt, Commissioner

D. COMMISSION BUSINESS

7:10 1. Public Hearing - Conditional Use Permit - Adventure Time Sales - 1140 West 725 North

ADMINISTRATIVE DECISION

The Commission will consider the proposed Conditional Use Permit for Adventure Time Sales, as a vehicles sales use, to be located at 1140 West 725 North.

7:40 2. Public Meeting - Barrus Cove Final Subdivision Plat - ~196 E Chase Lane

ADMINISTRATIVE DECISION

The Commission will consider the Final Subdivision Application for Barrus Cove, a single family subdivision with 13 lots (4 existing, 9 new) at ~196 East Chase Lane, parcel numbers 02-096-0010, 02-096-0011, 02-096-0012, and 02-096-0013.

8:00 3. Discussion - Subdivision Ordinance Updates - Chapter 5 (Concept Plan)

Continue discussion of proposed revisions and updates to City Subdivision Ordinance - CMC 15 (Subdivision).

8:30 4. Discussion - General Plan Main Street DRAFT Amendments

The Commission will continue to discuss proposed revisions and amendments to Section 12-480-7 of the General Plan, the South Main Street Corridor Plan

The attachment contains a skeleton of language changes or preliminary ideas for setting a new direction for the corridor. It is not comprehensive at this point in time. Staff is seeking ideas and concepts from the Planning Commission and will explore these with later drafts in the near future.

5. Community Development Director's Report
 - Continuation of Drafting Amendments for the South Main Street Corridor General Plan
6. City Council Report
 - Deuel Creek Place Subdivision Approved

E. MINUTES REVIEW and ACCEPTANCE

March 13th and March 27th Minutes

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/10/2019**

Item No. 1.

Short Title: Public Hearing - Conditional Use Permit - Adventure Time Sales - 1140 West 725 North

Initiated By: Martin Dorrance, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

The Commission will consider the proposed Conditional Use Permit for Adventure Time Sales, as a vehicles sales use, to be located at 1140 West 725North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 4-10-19 PC Staff Report CUP Adventure Time Sales
- ▣ Adventure Time Sales Statement

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **MERRILL SHERIFF
707 NORTH 1000 WEST #1
CENTERVILLE, UTAH 84014
(merrillmsci@gmail.com)**

APPLICANT: **MARTIN DORRANCE
ADVENTURE TIME SALES
1140 WEST 725 NORTH, SUITE D**

PROPERTY LOCATION: **1140 WEST 725 NORTH, SUITE D**
PARCEL SIZE: **1.5 ACRES**
ZONING DISTRICT: **INDUSTRIAL – HIGH**
APPLICATION: **CONDITIONAL USE PERMIT FOR VEHICLE SALES**
STAFF RECOMMENDATION: **APPROVING WITH CONDITIONS**

BACKGROUND

The applicant, Mr. Martin Dorrance, has applied for a Conditional Use Permit for a Vehicle Sales use. The applicant has a small sales operation that sells cars exclusively online, with only a few cars per year for select patrons of his business, so he doesn't need more space than the state's dealer minimum requirements of three (3) display stalls. The cars will be "displayed" indoors in the suite's garage. The suite provides two parking spots outside, one for the owner and one for the customer.

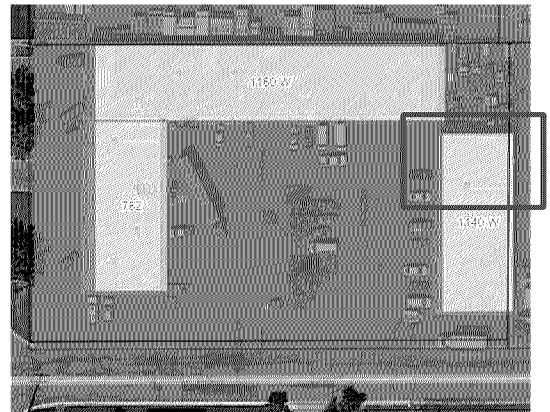


Table of Uses Allowed 12.36.

"Vehicle sales" is only allowed with a Conditional Use Permit in an Industrial-High Zone. This specific use is defined in the Zoning Ordinance as, "An establishment engaged in the retail, sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance" [Chapter 12-12].

CUP Approval Factors to be Reviewed [CZC 12.21.100(e) (5) (A-K)]

The City's General Plan states that in order for the City to generate revenue for local services *"...Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community"* [Section 12-430-1]."

Furthermore, the West Centerville Neighborhood Plan states that *"preserving the economic viability is critical to the success of the neighborhood"* (see *Future Land Use, Goal 1, 12-480-6*).

The proposed use is to be located in an existing office/warehouse complex and appears to be limited in nature. Thus, staff believes that the proposed use could be deemed consistent with the goals and objectives of the General Plan. Finally, in the past, the City has approved several comparable vehicle sales uses in this same neighborhood area.

Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)

The proposed use will be located within an industrial area, which over the years has had several limited use auto dealerships very similar to what is being proposed. Other businesses within 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 incur additional impact on the built environment by way of added utility services or supportive infrastructure. Staff believes that the use and the site could be adequate for operating a small dealership, as evidenced by other similar circumstances. This one in particular will be less noticeable due to the fact that the cars for sale will be stored inside the building.

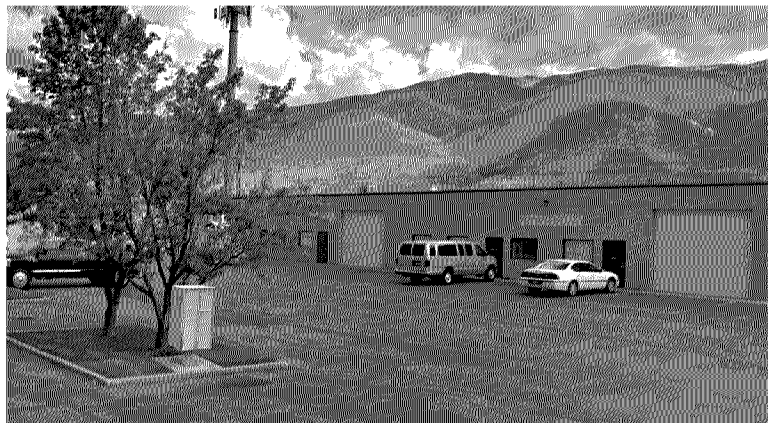
Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

It appears that the proposed use will not likely be creating a large amount of noise, or other harmful irritants to the surrounding community. Since the business is held primarily online, the auto dealership will only receive a small number of customers visiting the site, they will not likely be increasing the amount of traffic within the area.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulation (H)

A common general recurring concern with auto sales is how vehicles to sold are delivered to the site. Every so often, vehicles can come by way of transport truck. This can become a problem when a loading and off-loading area is not provided. Due to the fact the proposed

uses is limited in nature, staff assumes the delivery of cars using commercial transport trucks would likely not transpire. The parking lot in this case is particularly large, with little landscaping



and often not at capacity, so there should be ample room for occasional trucks to deliver the vehicles if those are needed.

- Vehicle Sales= 1 space per every 10 vehicles displayed OR one (1) as proposed (*that actual vehicle sales display area does not generate a parking count*).

Included in the lease are two parking stalls that are out front in the large, shared parking lot. These two spots are adequate for the owner and the customer, since all display vehicles for sale will be kept inside the garage.

The State dealership license requires that three parking stalls are reserved for “display” vehicles. The applicant has stated that he has room for up to four (4) vehicles inside the building/ garage of his tenant space where he will keep these display vehicles. This not only ensures that they will not take up parking stalls, but also enhances the safety and security of his merchandise.

PLANNING STAFF RECOMMENDATIONS.

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request for Adventure Time Sales at 1140 West 725 North, Suite D, subject to the following:

1. This Conditional Use Permit shall apply only to the user space located at 1140 West 725 North, Suite D.
2. This Conditional Use Permit approval is for a Vehicle Sales use.
3. Display vehicle parking shall not be less than three spots, as required by the State of Utah.
4. All display vehicles shall be operable and in good condition, and shall be kept parked inside the garage/ building and shall NOT encumber the use of any required parking stalls and shall be located in an area that does NOT conflict with needed parking and vehicle circulation lanes (*e.g. in the auto repair use facility, an approved storage area, or other similar place*).
5. The loading and unloading of vehicles for sale from a commercial transport truck is prohibited.

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that the land use of vehicle and equipment rental or sales is a conditional use within the Industrial-High Zone [CZC 12.36 (*Table of Uses*)].
- b) 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*].
- c) The Planning Commission finds that the applicant has a online sales operation with only a few cars per year for select patrons of his business, so he doesn’t need much space for customer parking and has enough to fulfill the state’s dealer minimum requirements of three (3) display stalls (*see e-mail dated 12-11-2018*).
- d) The Planning Commission finds that with the implemented conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.

Statement

Adventure Time Sales Conditional Use Permit Application

Adventure Time Sales offers customers a car search service to Centerville City and surrounding areas. Our service provides customers a wide range of vehicles that sell weekly at local and regional auto auctions. Customers work with Adventure Time Sales through the Internet and e-mail to find cars that may meet their need. We search the auto auctions to find those cars and strategize on how much the customer wants to spend at auction for the car. Once the car is purchased the transaction is completed in accordance with Utah Dealer License rules and regulations at the Adventure Time Sales office at this location.

Adventure Time Sales does not operate a "car lot". Cars will be in the secured building at 1125 West 725 North Unit D. Cars are not displayed for sale at the Adventure Time Sales office. Marketing and promotion of vehicles will be done on the Internet and Adventure Time Sales web page.

The use of this location will have no impact on the building construction, character, location, landscaping, screening, parking or hours of operation. Furthermore, the use requested will have no detrimental impact to the health, safety, or general welfare of persons residing or working in the vicinity.

The office warehouse building that Adventure Time Sales has leased is ideal for this business. With the ability to have space to store up to 3 vehicles inside a climate-controlled environment with a security system installed. An office space is used to conduct business and receive customers.

The appearance of the business is aesthetically pleasing with a modest sign permanently affixed to the building with the approval of the building owner and meeting the requirements by the state for a Utah Dealers License.

This application for a conditional use permit has no impact on transportation, traffic, water, sewer or other utilities for the proposed site and surrounding area. Adventure Time Sales will have no noxious or offensive omissions, noise, glare, dust, pollutants or odor from the operation of the business. There will also be no impact on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area with the approval of this permit.

Thank you for your time and consideration of the conditional use permit application.

Martin Dorrance – Adventure Time Sales

3/7/2019

RECEIVED MAR 19 2019

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/10/2019**

Item No. 2.

Short Title: Public Meeting - Barrus Cove Final Subdivision Plat - ~196 E Chase Lane

Initiated By: Kyle Honeycutt, Applicant

Scheduled Time: 7:40

SUBJECT

ADMINISTRATIVE DECISION

The Commission will consider the Final Subdivision Application for Barrus Cove, a single family subdivision with 13 lots (4 existing, 9 new) at ~196 East Chase Lane, parcel numbers 02-096-0010, 02-096-0011, 02-096-0012, and 02-096-0013.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report Barrus Cove Final Subdivision
- ☐ Barrus Cove Final Plat Submittal
- ☐ Barrus Cove Final Construction Plans

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **ROY BARRUS**
 196 EAST CHASE LANE
 CENTERVILLE, UTAH 94014
 (jodibarrus@ymail.com)

AGENT: KYLE HONEYCUTT 1793 EAST 12600 SOUTH DRAPER, UTAH 94020 (kyle@lavantaconsulting.com)	PROPERTY: 196 EAST CHASE LANE PARCELS: 02-096-0010 02-096-0011 02-096-0012 02-096-0013
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ACREAGE: **3.55 ACRES**

TOTAL LOTS: **REDUCED FROM 14 TO 13 SINGLE-FAMILY LOTS**

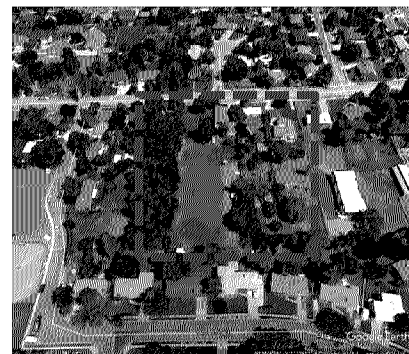
ZONING: **RESIDENTIAL-LOW (R-L)**

APPLICATION: **FINAL SUBDIVISION APPROVAL**

RECOMMENDATION: **APPROVAL THE FINAL PLAT AND PLANS TO THE CITY COUNCIL, WITH CONDITIONS**

BACKGROUND

The owner/applicant desires to further develop several underutilized parcels, while maintaining the existing four (4) homes fronting Chase Lane. The parcels are located with the Residential-Low Zone. The other owners of the various parcels have provided their sanction to include their properties for further subdividing. The proposal is to develop 13 single-family lots (*including the existing homes*). A new proposed cul-de-sac would provide reconfigured lots (*smaller*) for the existing homes (*four*) an additional nine (9) new lots for future homes. Furthermore, and according to the preliminary plan survey for the southern boundary of the development, there are some boundary discrepancies that could be disputed between property owners. The applicant has decided to remedy these discrepancies through quit-claim to adjacent land owners as part of the subdivision plat recording process.



PREVIOUS CONCEPTUAL SUBDIVISION ACCEPTANCE

In February of 2018, the Planning Commission reviewed and accepted the Preliminary Subdivision Plans for the proposed development. The Preliminary Plan Approval was subject to the following conditions:

1. *A Final Subdivision Application and Plat shall be submitted in accordance of CMC 15.04 of the Subdivision Ordinance. [Complete]*
2. *The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04.104. [Complete]*
3. *The remaining "utility provider" sheets for natural gas and secondary water shall be submitted with the Final Subdivision Application. [Complete]*
4. *In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director. [Not Complete]*
5. *The Final Subdivision Submittal shall provide verification of the required Lot Width Requirements of the R-L Zone. [Partially Complete]*

FINAL SUBDIVISION REVIEW - CMC 15.4**15.04.010 Final Plat**

The purpose of the final plat is to require formal approval by the Planning Commission and City Council before a subdivision plat is finalized and recorded in the office of the Davis County Recorder and to ensure compliance of the subdivision with applicable ordinances. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this Title. The final plat and construction plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

15.04.050 Review and Recommendation by Planning Commission

The Planning Commission shall review the final plat to determine whether the final plat conforms with the preliminary plat, with all changes requested, and with all requirements imposed as conditions of acceptance. As part of the Planning Commission's review, the Zoning Administrator shall check the final plat for completeness and compliance with the requirements of this Title. If the submitted final plat is not acceptable, the Planning Commission shall notify the subdivider and specify the respects in which it is deficient. If the Planning Commission determines that the final plat is in conformity with all requirements and the ordinances of the City it shall recommend approval of the final plat to the City Council.

FINAL PLAT AND PLANS REVIEW

The Development Review Committee (DRC) has reviewed the Final Plat and Construction Plan. To Planning Staff's understanding, the DRC believes that the plat and plans are substantially in compliance with the Subdivision Ordinance, except as noted below. The following remaining items are needed to ensure compliance with the City's Subdivision regulations:

- *Addressing of all lots – Contact Public Works Director for obtaining approval*

- *Verification that all lots meet the 60-foot minimum width requirement at the 25-foot front setback.*

PLANNING STAFF RECOMMENDATION

[APPROVING WITH CONDITIONS] – I hereby make a motion for the Planning Commission to RECOMMEND APPROVAL of the Final Plat and Construction Plans for the Barrus Cove Subdivision, subject to the following directives/conditions:

- 1. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling, and be deemed acceptable by the City's Public Works Director.*
- 2. The Final Subdivision Submittal shall provide verification of the required Lot Width Requirements of 60-feet, as measured at the 25-foot setback for the R-L Zone, and be deemed acceptable by the City's Planning Staff.*
- 3. The identified property boundary discrepancies through quit-claim (or other appropriate recording instrument) to adjacent land owners as part of the subdivision plat recording process.*
- 4. Conditions 1 and 2 shall be performed and completed as part of the Final Paper Plat submittal, which is preparatory to the printing and submittal of Final Lien Subdivision Plat submittal to the City for recording.*
- 5. Condition 3 shall be performed and completed prior to or as part of the recording of the Subdivision Final Lien Plat, as deemed acceptable by the City Attorney.*

SUGGESTED REASONS FOR APPROVAL ACTION:

- a) The Planning Commission finds that the proposed Subdivision has necessary subdivision steps of Conceptual and Preliminary Application and has substantially completed all directives and conditions related to these previous acceptance and approvals.*
- b) The Planning Commission finds that the Final Subdivision Plat and Plan Submittal, with the conditions imposed, complies with the applicable regulations of the City's Subdivision Ordinance, regarding lot development and associated zoning standards within the R-L Zone.*

Project Narrative/Notes/Revisions

1. 2/20/19 RE - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

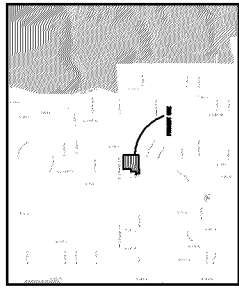
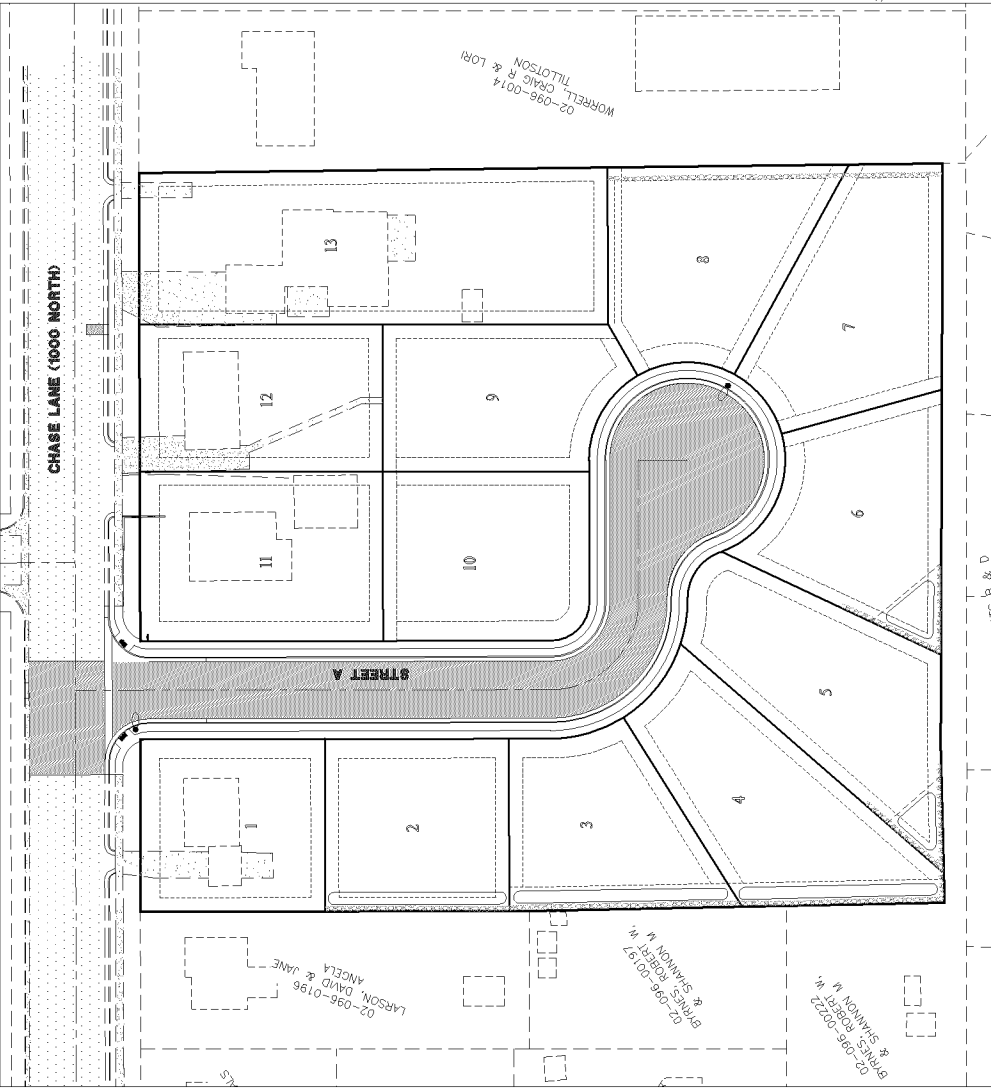
BARRUS COVE

Improvement Plans

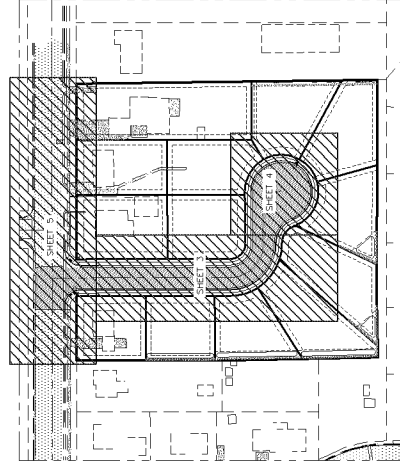
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2019

Reeve & Associates, Inc. - Salt Lake City, Utah 84143

Reeve & Associates, Inc.
ENGINEERING • SURVEYING • DESIGN • CONSTRUCTION MANAGEMENT
1966 E. CHASE LANE, SUITE 200, CENTERVILLE, UT 84014
TEL: (801) 224-1000 FAX: (801) 224-1001
WWW.REVEE-ASSOCIATES.COM



Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend/Street Cross-Section
 - Sheet 3 - A Street 0+00.00 - 3+50.00
 - Sheet 4 - A Street 3+50.00 - 5+00.00
 - Sheet 5 - 1000 North 5+00.00 - 9+00.00
 - Sheet 6 - Demolition Plan
 - Sheet 7 - Grading & Drainage Plan
 - Sheet 8 - Utility Plan
 - Sheet 9 - Irrigation Plan
 - Sheet 10 - Details
 - Sheet 11 - Details
 - Sheet 12 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 13 - Storm Water Pollution Prevention Plan Details



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES ARE SHOWN ON THESE PLANS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJUSTMENTS TO THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJUSTMENTS TO THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJUSTMENTS TO THE PLANS.

Developer Contact
Jodi Barrus
196 E. Chase Ln.
Centerville, UT 84014
PH: (801) 224-0692

Project Contact
Project Manager: Thomas Hunt

Project Info:	
Engineer:	JMANT
Drafter:	KLAVES
Begin Date:	2-20-19
End Date:	2-20-19
Project Name:	BARRUS COVE SUBDIVISION
Number:	2043-01
Sheet:	13

Barrus Cove
CENTERVILLE CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

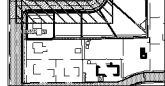
REVISIONS	DATE	DESCRIPTION
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DATE	DESCRIPTION



Project Info.	Engineer: J. L. REEVE
Draftsman: K. LEWIS	Begin Date: 12-10-19
Client: BARRUS COVE SUBDIVISION	Number: 7043-01
Sheet: 3	Sheet: 13

Key Map
 MAP TO SHEET



Construction Notes:

- DO NOT LOOP IRRIGATION OR CULINARY WATER LINES TO MAKE CONNECTION. IF RECORD, OCCURS CONTACT ENGINEER OF RECORD.
 - REPAIR & REPLACE SIDEWALKS, CURBS AND DRIVEWAYS AS REQUIRED FOR UTILITIES. ALL ASPHALT PATCHING ON TO CENTREVILLE CITY STANDARDS AND BUILT TO CENTREVILLE CITY STANDARDS.
 - FINAL LOT GRADING WILL BE FINALIZED HOUSE PLAN SELECTED & SHOULD BE RE-REVIEWED CONSIDERED AT THAT TIME TO CENTREVILLE CITY STANDARDS.
 - ADA RAMP WITH TRUNCATED DOWNS TO CENTREVILLE CITY STANDARDS SEE DETAIL
- CULINARY WATER**
 W/8 - 8" PVC DR14 C-800 WATER LINE
 W - 6" PVC DR14 C-800 WATER LINE
 W/2 - 1 1/4" POLY LATERAL TO DOUBLE METER BOX SERVICE LATERAL
- SANITARY SEWER**
 SS/8 - 8" PVC DR14 C-800 SANITARY SEWER LINE
 SS - 4" PVC ASTN D-3034 SDR 35 SERVICE LATERAL (TY CONNECTION) F (CONNECTIONS LATERAL)
- STORM DRAIN**
 SD/15 - 15" RCP STORM DRAIN
- REMARKS**
 R/S/14 - 14" RCP C-800 SECONDARY
 R/S/12 - 12" RCP C-800 SECONDARY
 R/S - (DOUBLE SERVICE) 1" CTS HOPE PIPE
 R - (DOUBLE SERVICE) 1" CTS HOPE PIPE
 R - (DOUBLE SERVICE) 1" CTS HOPE PIPE
 R - (DOUBLE SERVICE) 1" CTS HOPE PIPE

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	Ch Length
C1	90°00'00"	62.00'	97.35'	62.00'	545'06.25'E	97.66'
C2	71°14'05"	33.03'	41.25'	23.80'	554'18.37'E	38.62'
C3	25°40'15"	42.00'	183.02'	60.35'	N44°43'44"E	68.95'
C4	89°52'07"	28.03'	43.97'	27.97'	545'06.25'E	39.60'
C5	90°06'25"	20.00'	31.45'	20.04'	N45°54'47"E	28.31'
C6	89°44'01"	20.00'	31.32'	19.91'	544'58.75'E	28.22'

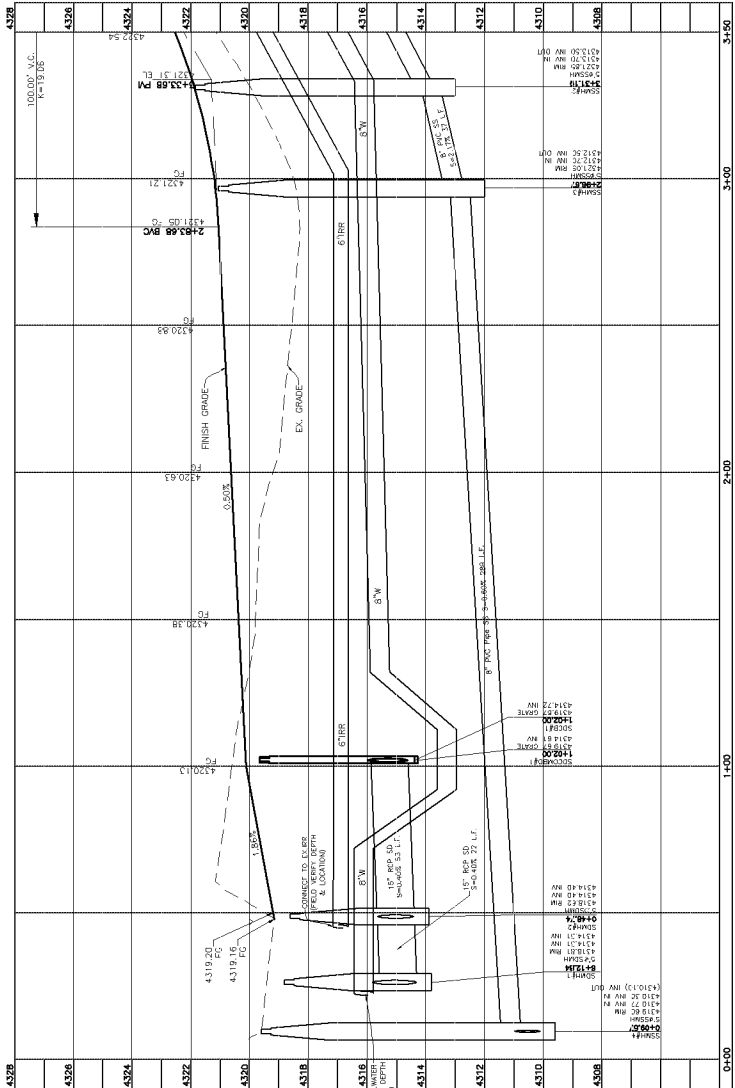
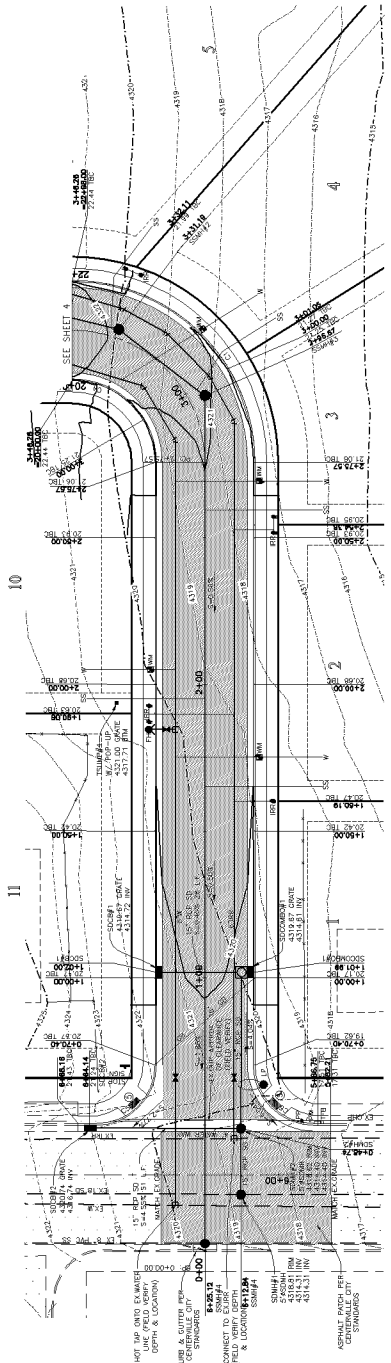
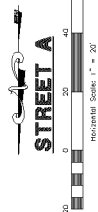


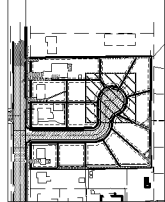
Table with 2 columns: REVISIONS, DATE

Barrus Cove
Street A
CENTREVILLE CITY, DAVIS COUNTY, UTAH
3+50.00 - 6+00.00



Project Info:
Engineer: J. REEVE
Drafter: K. JONES
Begin Date: 12-10-19
Name: BARRUS COVE SUBDIVISION
Number: 7043-01
Sheet: 4 of 13

Key Map



Construction Notes

- 1. DO NOT LOSE IRRIGATION OR CULINARY WATER LINES TO MAKE CONNECTION IF ANY. CONTACT LOCAL CONTRACT ENGINEER IF REQUIRED.
- 2. REMOVE & REPLACE SIDEWALK CURBS AND REPAIR ASPHALT PATCHING ON DRIVEWAYS TO BE 5' MIN. WIDE AND BUILT TO MEET CITY STANDARDS.
- 3. FINAL LOT GRADING WILL BE FINALIZED BY THE UTILITY ENGINEER. THE HOUSE PLAN SELECTED & SHOULD BE REVIEWED/APPROVED AT THAT TIME. THE UTILITY ENGINEER'S CONNECTION IS TO CENTREVILLE CITY STANDARDS.
- 4. ADD RAMP WITH TRUNCATED DOMES TO CENTREVILLE CITY STANDARDS SEE DETAIL.

CULINARY WATER

W/8 - 8" PVC DR14 C-900 WATER LINE
W/1 - 1" POLY LATERAL TO DOUBLE METER BOX
W/2 - 1 1/4" POLY LATERAL TO DOUBLE METER BOX

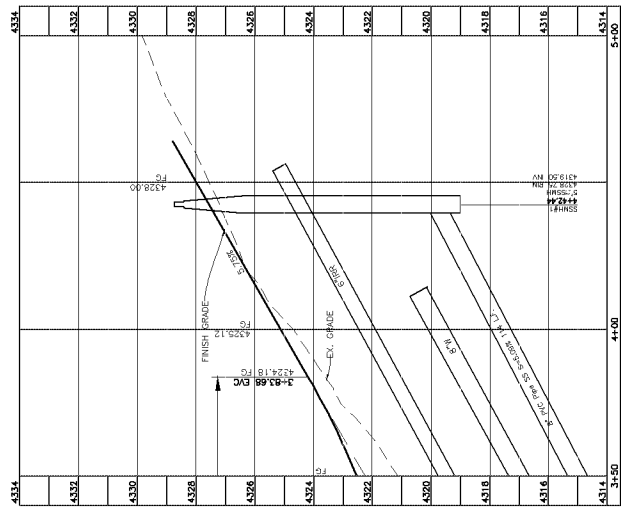
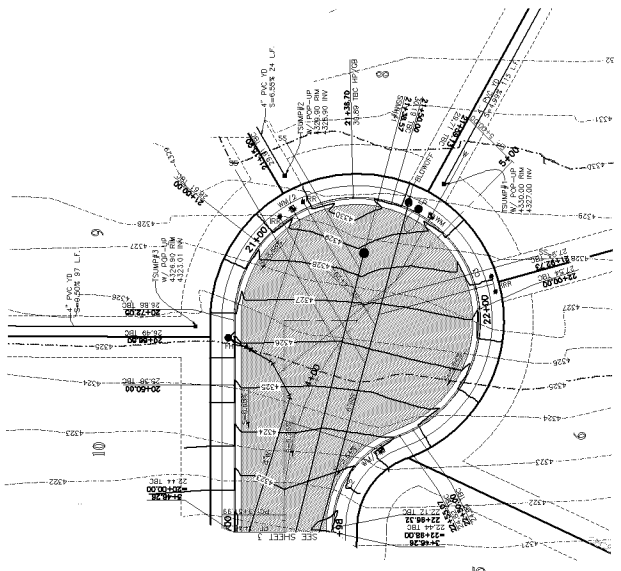
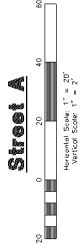
SANITARY SEWER

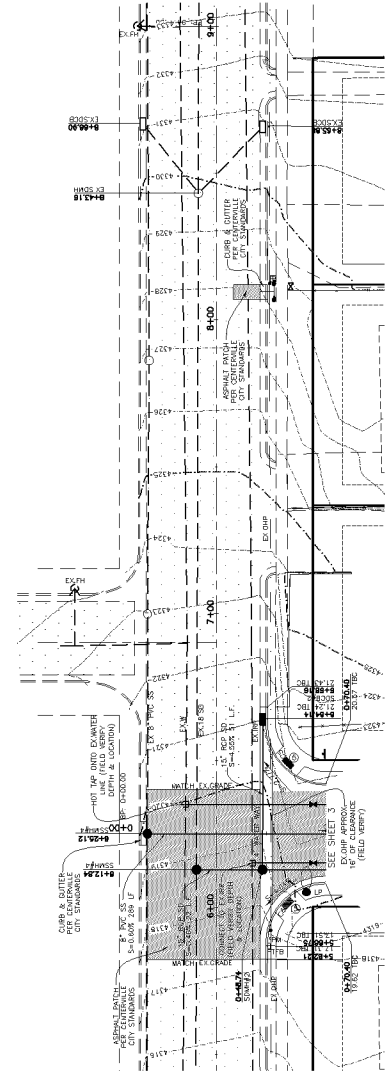
SS/8 - 8" PVC SDR-35 SEWER LINE (10' MIN. COVER)
SS - 4" PVC ASTM D-3034 SDR 35 SERVICE LATERAL ("Y" CONNECTION" ON OPPOSING LATERALS)

STORM DRAIN

SD/12 - 12" RCP STORM DRAIN
SD/14 - 14" RCP STORM DRAIN
SD/16 - 16" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/20 - 20" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN
SD/36 - 36" RCP STORM DRAIN
SD/42 - 42" RCP STORM DRAIN
SD/48 - 48" RCP STORM DRAIN
SD/54 - 54" RCP STORM DRAIN
SD/60 - 60" RCP STORM DRAIN
SD/72 - 72" RCP STORM DRAIN
SD/84 - 84" RCP STORM DRAIN
SD/96 - 96" RCP STORM DRAIN
SD/108 - 108" RCP STORM DRAIN
SD/120 - 120" RCP STORM DRAIN
SD/132 - 132" RCP STORM DRAIN
SD/144 - 144" RCP STORM DRAIN
SD/156 - 156" RCP STORM DRAIN
SD/168 - 168" RCP STORM DRAIN
SD/180 - 180" RCP STORM DRAIN
SD/192 - 192" RCP STORM DRAIN
SD/204 - 204" RCP STORM DRAIN
SD/216 - 216" RCP STORM DRAIN
SD/228 - 228" RCP STORM DRAIN
SD/240 - 240" RCP STORM DRAIN
SD/252 - 252" RCP STORM DRAIN
SD/264 - 264" RCP STORM DRAIN
SD/276 - 276" RCP STORM DRAIN
SD/288 - 288" RCP STORM DRAIN
SD/300 - 300" RCP STORM DRAIN

TBC Curve Data table with columns: #, Delta, Radius, Length, Tangent, Chord, On Length





Construction Notes:

1. DO NOT LOOP IRRIGATION OR CULINARY WATER LINES TO MAKE CONNECTIONS. IF CONFLICT OCCURS CONTACT ENGINEER OF RECORD.
2. REMOVE & REPLACE SIDEWALK, CURB AND GUTTER ALONG CHASE LAKE AS NEEDED FOR UTILITIES. ALL ASPHALT PATCHING ON DRIVEWAYS IS TO BE REFINISHED AND BUILT TO CENTERLINE CITY STANDARDS.
3. FINAL LOT GRADING WILL BE FINALIZED ON A LOT BY LOT BASIS BASED UPON THE HOUSE PLAN SELECTED & SHOULD BE REVIEWED/APPROVED AT THAT TIME.
4. ALL CONSTRUCTION IS TO CENTERVILLE CITY STANDARDS.
5. ADA RAMP WITH TRUNCATED DOMES TO CENTERVILLE CITY STANDARDS SEE DETAIL.

CULINARY WATER
W/9 - 9" DUC NO14 C-300 WATER LINE

W - 3/4" K-TYPE COPPER SERVICE LATERAL

SANITARY SEWER

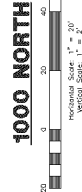
SS/8 - 8" PVC SDR-35 SEWER LINE
(UNLESS OTHERWISE NOTED)
SS - 4" PVC ASTM D-3034 SDR 35
SERVICE LATERAL ("Y CONNECTION
ON OPPOSING LATERALS)

STORM DRAIN

SD/15 - 15" RCP STORM DRAIN

IRRIGATION

IRR/6 - 6" DR-14 PVC C-900 SECONDARY
IRR - (DOUBLE SERVICE) 1" CTS HDPE PIPE
SERVICE LATERAL
IRR - (SINGLE SERVICE) 1.5" CTS HDPE PIPE
SERVICE LATERAL



Barbus Cove
CENTERVILLE CITY, DAVIS COUNTY, UTAH
1000 NORTH
5+50.00 - 9+00.00

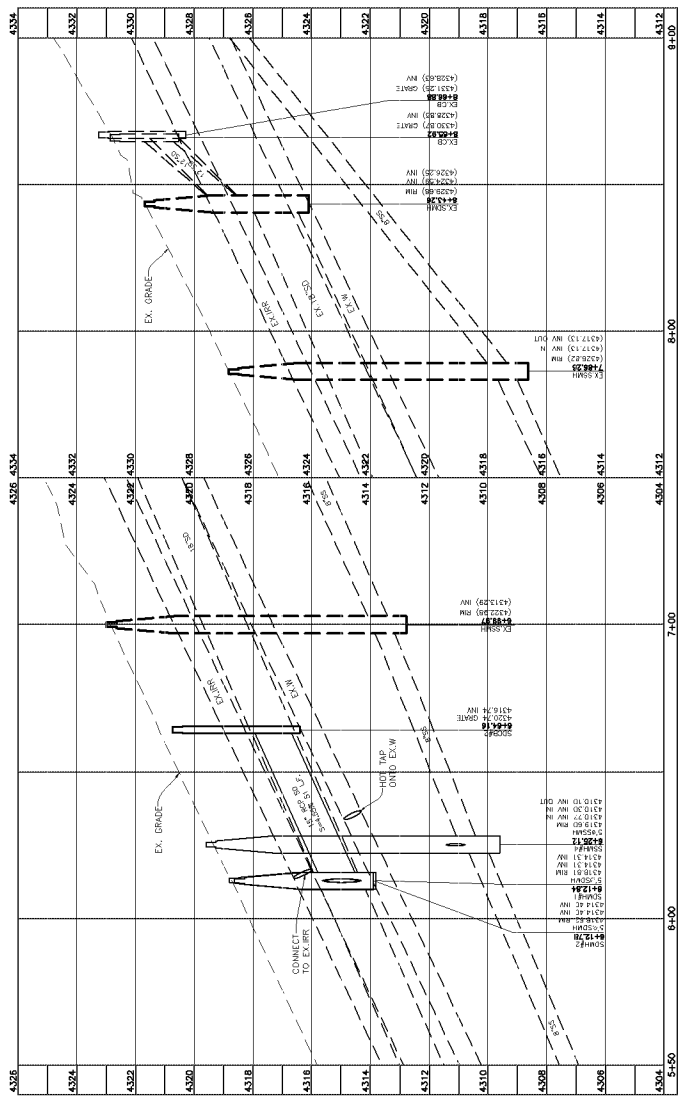


Project Info.
Engineer: T.HUNT
Drafter: K. LEAVES
Begin Date: 2-20-19
Name: BARRUS COVE SUBDIVISION
Number: 7043-01



**Know what's below.
Call before you dig.**

#	Delta	Modulus	Length	Tangent	Chord	Ch Length
C1	30.000°00'	62.00'	97.39	62.00	54.50°25'2"	87.88'
C2	71.314°05'	33.00'	41.25	23.86'	54.48°15'2"	36.62'
C3	2.849°40'19"	42.00'	183.02'	60.35	52.44°34'4"	68.95'
C4	86.923°02'	28.00'	43.97	27.97'	54.50°25'2"	39.60'
C5	86.900°25'	20.00'	31.45	20.04'	54.45°56'4"	28.31'
C6	89.944°01'	20.00'	31.45	19.91'	54.45°56'2"	28.22'



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BARRUS COVE

Demolition Plan

CENTERVILLE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2019



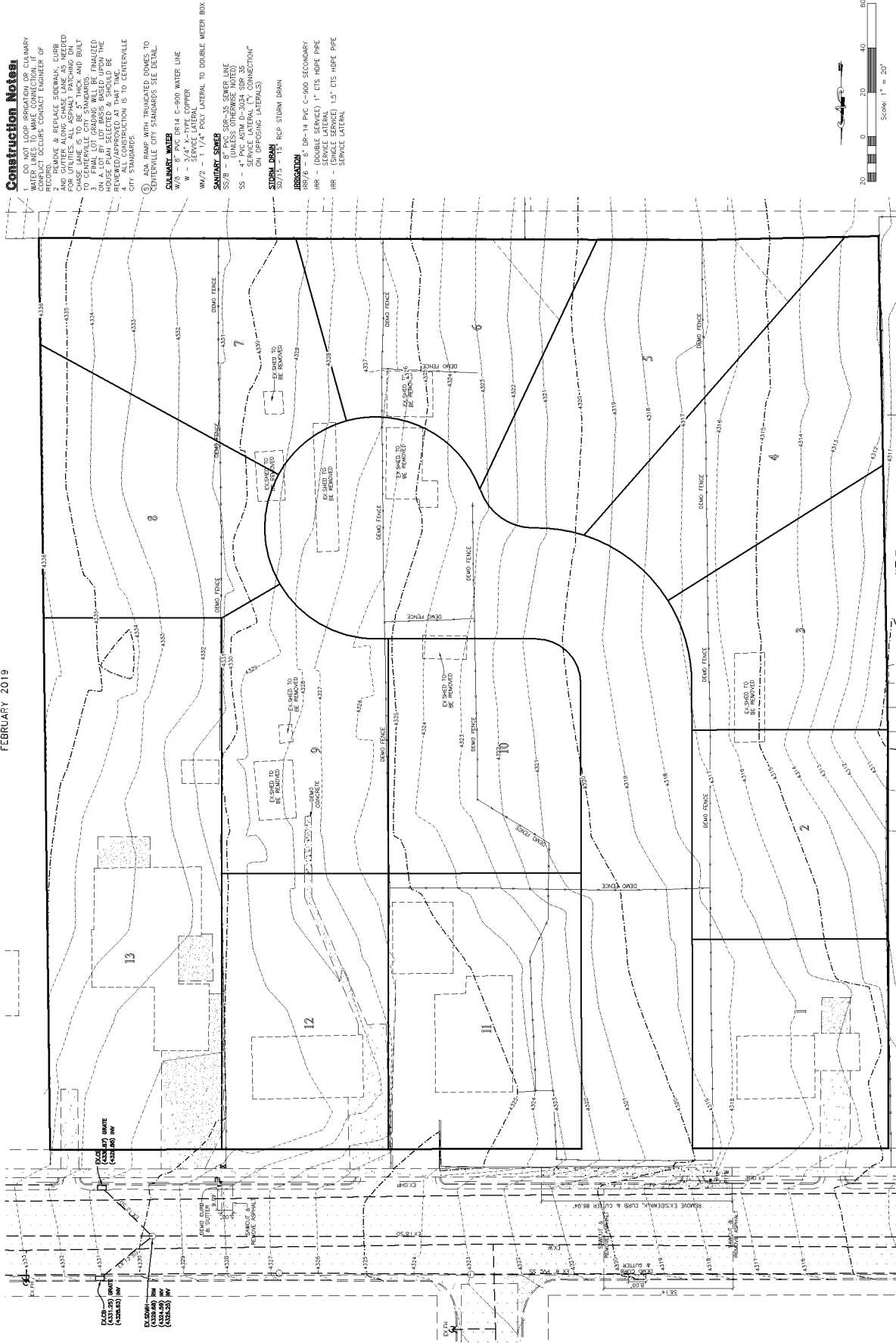
REVISIONS	DATE	DESCRIPTION

Barrus Cove
CENTERVILLE CITY, DAVIS COUNTY, UTAH
Demolition Plan



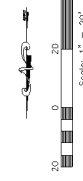
Project Info.
Engineer: J. REEVE
Draftsman: K. LEWIS
Begin Date: 12-10-18
End Date: 2-10-19
Name: BARRUS COVE SUBDIVISION
Number: 7043-01

Sheet **6** of **13**



Construction Notes:

- DO NOT LOOP IRRIGATION OR CULINARY WATER LATERALS TO BE REMOVED TO BE REMOVED.
- REMOVE & REPLACE SIDEWALK, CURB AND GUTTER ALONG CHASE LANE AS NEEDED TO MEET CITY STANDARDS. CHASE LANE IS TO BE 5' THICK AND BUILT ON A LOT BY LOT BASIS BASED UPON THE CITY STANDARDS. ALL CONSTRUCTION SHALL BE REVIEWED/APPROVED AT THAT TIME.
- ALL CONSTRUCTION IS TO CENTERVILLE CITY STANDARDS.
- ADA RAMP WITH TRUNCATED DOWNS TO BE REMOVED. STANDARDS SEE DETAIL.
- CULINARY WATER**
W - 3/4" X-TYPE COPPER
W-2 - SERVICE LATERAL TO DOUBLE METER BOX
- SANITARY SEWER**
SS-20 - 4" PVC SUE-35 SEWER LINE (UNLESS OTHERWISE NOTED)
SS - 4" SERVICE LATERAL ("N" CONNECTION" ON OPPOSING LATERALS)
- STORM DRAIN**
SD-15 - 15" RCP STORM DRAIN
- IRRIGATION**
IR-6 - 6" DR-14 PVC C-900 SECONDARY
IR-8 - (DOUBLE SERVED) 1" CTS HOPE PIPE
IR-9 - (SINGLE SERVED) 1.5" CTS HOPE PIPE
IR-10 - (SINGLE SERVED) 1.5" CTS HOPE PIPE SERVICE LATERAL.



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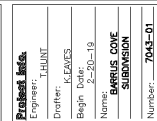
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2019

FEBRUARY 2019

REVISIONS	
DATE	DESCRIPTION

CENTERVILLE CITY, DAVIS COUNTY, UTAH

Garus Cove



13	Steel	6
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1. DO NOT LOOP IRRIGATION OR CULINARY WATER LINES TO MAKE CONNECTION. IF CONFLICT OCCURS CONTACT ENGINEER OF RECORD.
2. REMOVE & REPLACE SIDEWALK, CURB AND GUTTER ALONG CHASE LANE AS NEEDED FOR UTILITIES. ALL ASPHALT PATCHING ON CHASE LANE IS TO BE 5" THICK AND BUILT TO CENTERVILLE CITY STANDARDS.
3. FINAL LOT GRADING WILL BE FINALIZED ON A LOT BY LOT BASIS BASED UPON THE HOUSE PLAN SELECTED & SHOULD BE REVIEWED/APPROVED AT THAT TIME.
4. ALL CONSTRUCTION IS TO CENTERVILLE CITY STANDARDS.

⑤ ADA RAMP WITH TRUNCATED DOMES TO CENTERVILLE CITY STANDARDS SEE DETAIL—

CULINARY WATER
W/A = 8" PVC DR14 C=900 WATER LINE

W - 3/4" K-TYPE COPPER
SERVICE LATERAL

SANITARY SEWER
WN/2 = 1 1/4" POLY LATERAL 10 DOUBLE

SS/8 - 8" PVC SDR-35 SEWER LINE
(UNLESS OTHERWISE NOTED)
SS - 4" PVC ASTM D-3034 SDR 35

SERVICE LATERAL ("Y CON
ON OPPOSING LATERALS)

STORM DRAIN
SD/15 - 15" RCP STORM DRAIN

IRRIGATION
IRR/6 = 6"

IRR - (DOUBLE SERVICE) 1" CTS HOPE PIPE
SERVICE LATERAL
100 - (DOUBLE SERVICE) 1.6" CTS HOPE PIPE

1.0 CIS HOPE PIPE
SERVICE LATERAL



Scale: 1" = 20'

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BARRUS COVE
Utility Plan
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2019

Reeve & Associates, Inc. - Submittal Yes, City Build On

Reeve & Associates, Inc.
ENGINEERING • SURVEYING • DESIGN • CONSTRUCTION MANAGEMENT
5100 SOUTH 1500 WEST, RIVINGTON, UTAH 84405
TEL: (801) 525-2000 FAX: (801) 525-2000
WWW.REVEE-ASSOCIATES.COM

REVISIONS	DATE	DESCRIPTION

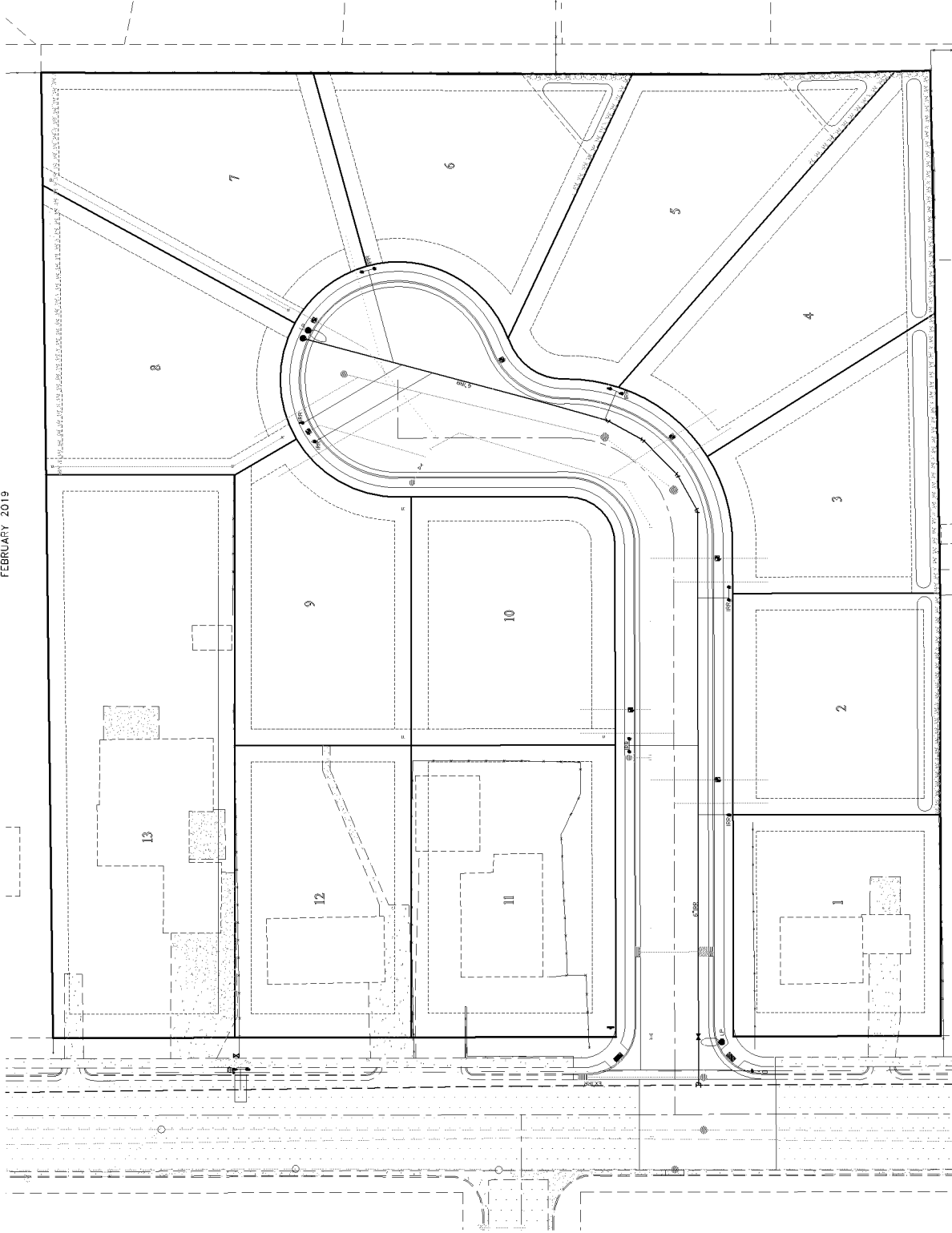
Barrus Cove
CENTERVILLE CITY, DAVIS COUNTY, UTAH

Irrigation Plan



Project Info.
Engineer: J. L. REEVE
Draftsman: K. L. REEVE
Begin Date: 12-10-19
Name: BARRUS COVE SUBDIVISION
Number: 7043-01

Sheet 9
of 13



Construction Notes:

- DO NOT LOOP IRRIGATION OR CULINARY LATERALS. ALL LATERALS SHALL BE INSTALLED IN A STRAIGHT LINE TO THE POINT OF USE. IF A LOOP IS NECESSARY, IT SHALL BE APPROVED BY THE ENGINEER OF RECORD. SECURE CONTACT ENGINEER OF RECORD FOR ANY CHANGES.
- REMOVE & REPLACE SIERWICK CURB AND GUTTER ALONG CHASE LANE AND SECTED CHASE LANE IS TO BE 5" THICK AND BUILT TO CENTERVILLE CITY STANDARDS.
- ON A LOT BY LOT BASIS BASED UPON THE HOUSE PLANS SECTED & SHOULD BE PROVIDED WITH A 1/2" MIN. SLOPE TO THE STREET.
- ALL CONSTRUCTION IS TO CENTERVILLE CITY STANDARDS.

③ ADA RAMP WITH TRIMMED DOWNS TO CENTERVILLE CITY STANDARDS SEE DETAIL.

CULINARY WATER
1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

SEWER
1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

STORM DRAIN
1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

REGULATION
1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

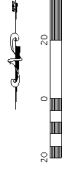
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1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER

1/4" - 3/4" 1/2" TYPE COPPER



Reeve & Associates, Inc. - Submittal Yes, City Build On

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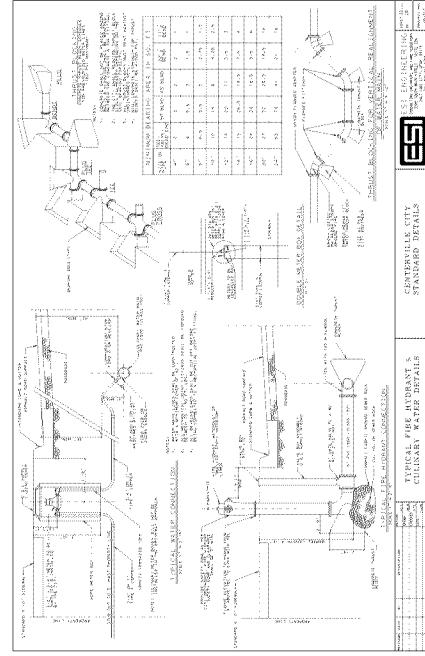
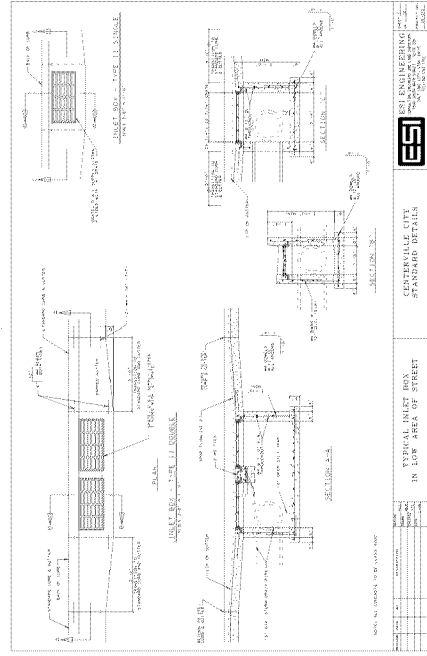
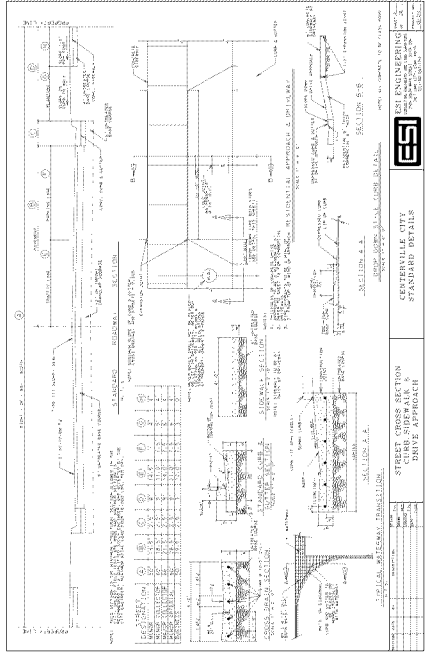
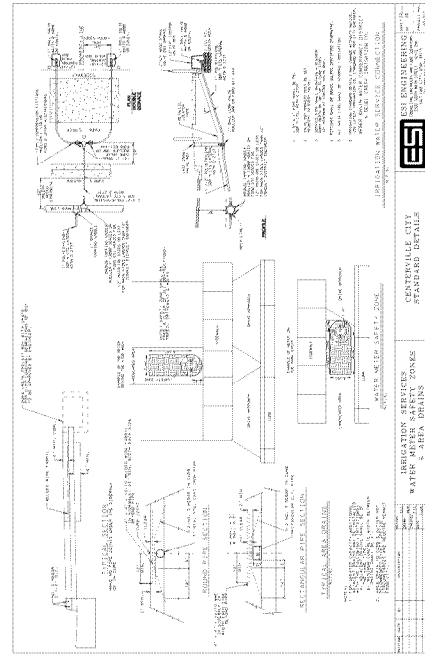
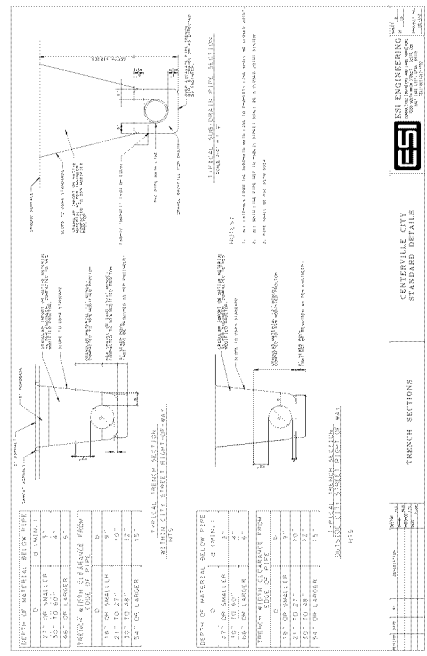
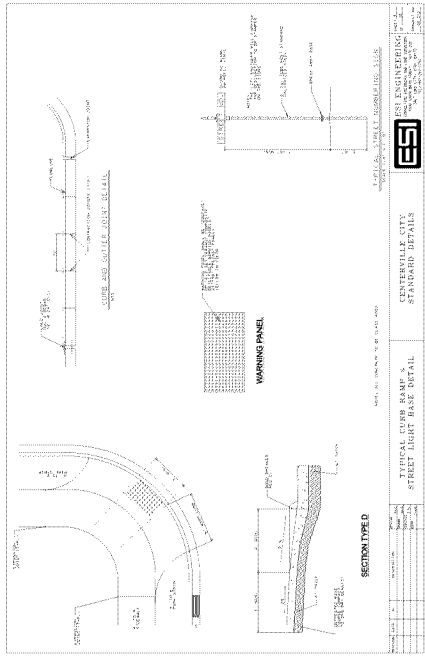
Reeve & Associates, Inc. - Submittal Yes, City Build On

REVISIONS	DATE	DESCRIPTION

Barrus Cove CENTREVILLE CITY, DAVIS COUNTY, UTAH Details



Project Info:	Engineer: J. M. REEVE
Draftsman: K. REEVE	Begin Date: 8-10-19
Name: BARBUS COVE SUBDIVISION	Number: 7043-01
Sheet: 13	Of: 10



REVISIONS	DESCRIPTION	DATE

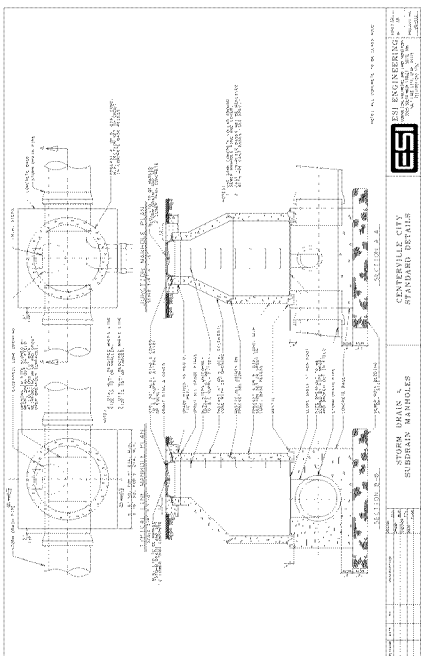
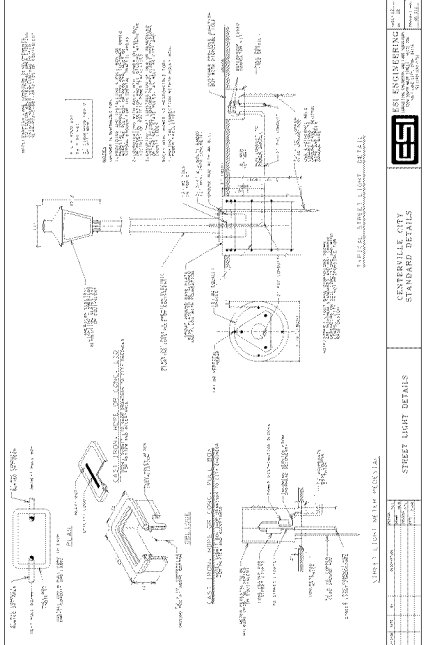
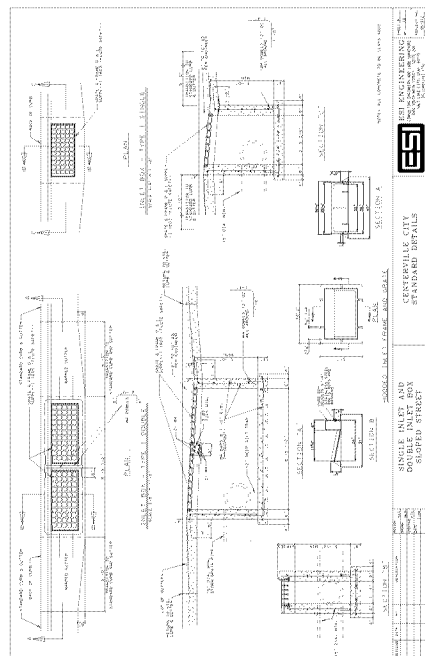
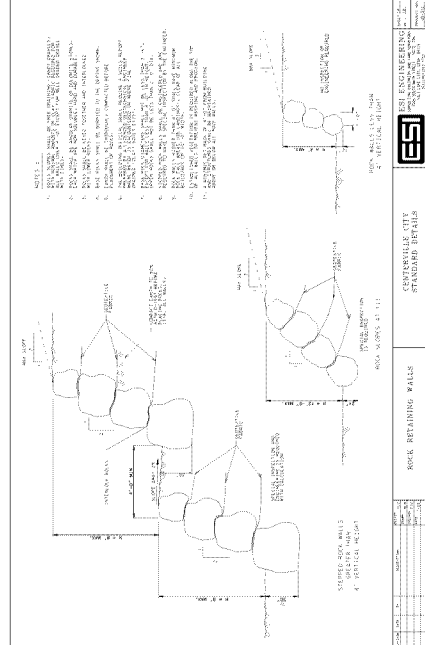
Barrus Cove	CENTERVILLE CITY, DAVIS COUNTY, UTAH	Details
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Project Info:	Engineer: J. REEVE
Drafted: K. REEVE	Begin Date: 8-10-19
Name: BARBUS COVE SUBDIVISION	Number: 7043-01

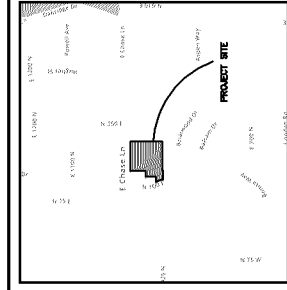
Sheet 11	Sheet 13
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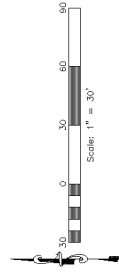
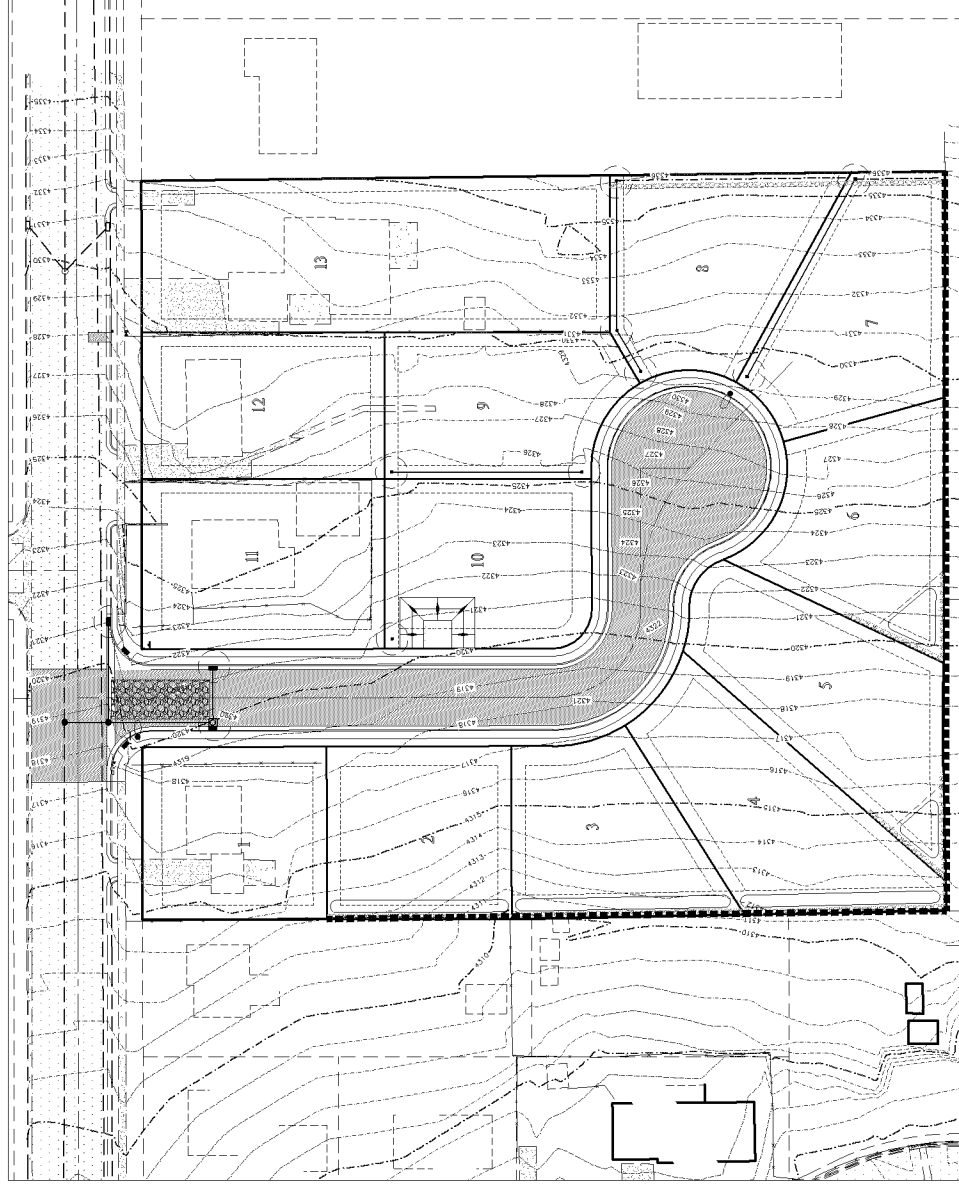


BARRUS COVE
Storm Water Pollution Prevention Plan Exhibit
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2019

Reeve & Associates, Inc. - Salt Lake City, Utah 84143



Project Map
NOT TO SCALE



Construction Activity Schedule

PROJECT LOCATION: 7777 CITY, 7777 COUNTY, (etc)	CONTACT NAME: (000) 000-0000
PROJECT START DATE: 1/1/2019	CONTACT NAME: (000) 000-0000
PROJECT END DATE: 1/1/2019	CONTACT NAME: (000) 000-0000
STORM WATER MANAGEMENT CONTACT / INSPECTOR	STORM WATER MANAGEMENT CONTACT / INSPECTOR
STORM WATER MANAGEMENT SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP	STORM WATER MANAGEMENT SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
BY OWNER/DEVELOPER	BY OWNER/DEVELOPER

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Reeve & Associates, Inc.
ENGINEERING • SURVEYING • DESIGN • CONSTRUCTION • LANDSCAPE ARCHITECTURE
1100 SOUTH 1500 WEST, RIVINGTON, UTAH 84405
TEL: (801) 488-1000 FAX: (801) 488-1001
WWW.REEVE-ASSOCIATES.COM

REVISIONS
DATE
DESCRIPTION

Barrus Cove
CENTERVILLE CITY, DAVIS COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit



Project Info:
Engineer: J. REEVE
Draftsman: K. REEVE
Begin Date: 1/1/2019
Name: BARRUS COVE SUBDIVISION
Number: 7043-01

12
13

REVISIONS	DATE	DESCRIPTION

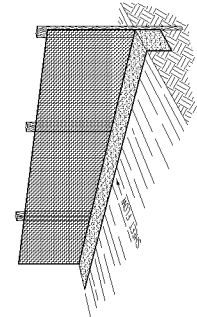


Project Info.	Engineer: J. M. REEVE
Dryer: K. REEVE	Begin Date: 12-10-19
Name: BARRUS COVE SUBDIVISION	Number: 7043-01

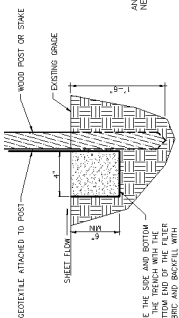
Notes:

1. All storm water inlets to be protected by straw wattles, barriers, or gravel bags (see detail).
2. Describe BMP's to protect storm water inlets:
 a. Equipment, building, / concrete wash areas.
 b. Soil to be performed in designated areas only and surrounded with silt fence barriers.
 c. If any contaminants are found or generated, contact environmental engineer and contacts listed.
 d. If any contaminants are found or generated, contact environmental engineer and contacts listed.
 e. Fueling area:
 i. To be performed in designated areas only and surrounded with silt fence.
 ii. To be performed in designated areas only and surrounded with silt fence.
 f. Vehicle maintenance area:
 i. To be performed in designated areas only and surrounded with silt fence.
 ii. To be performed in designated areas only and surrounded with silt fence.
 g. To be performed in designated areas only and surrounded with silt fence.
 h. To be performed in designated areas only and surrounded with silt fence.
 i. To be performed in designated areas only and surrounded with silt fence.
 j. Service areas:
 i. To be performed in designated areas only and surrounded with silt fence.
 ii. To be performed in designated areas only and surrounded with silt fence.
3. BMP's for wind erosion:
 a. Stockpiles and site to be watered regularly to eliminate / control wind erosion.
4. Construction Vehicles and Equipment:
 a. Maintain all construction equipment to prevent oil or other fluid leaks.
 b. Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 c. Create, maintain, and use designated areas for vehicle and equipment maintenance.
 d. Create, maintain, and use designated areas for vehicle and equipment maintenance.
 e. Create, maintain, and use designated areas for vehicle and equipment maintenance.
 f. Create, maintain, and use designated areas for vehicle and equipment maintenance.
 g. Create, maintain, and use designated areas for vehicle and equipment maintenance.
 h. Create, maintain, and use designated areas for vehicle and equipment maintenance.
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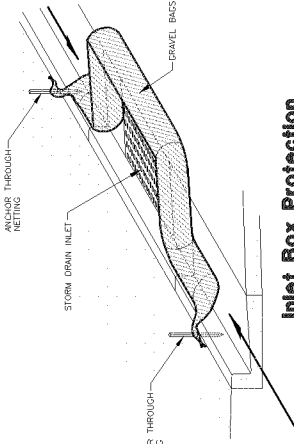
Perspective View



Section



Inlet Box Protection



INSTALLATION
 The silt fence should be installed prior to major earthmoving activities. The fence should be installed in a uniform elevation wherever flow of sediment is expected. The fence should be installed in a uniform elevation wherever flow of sediment is expected. The fence should be installed in a uniform elevation wherever flow of sediment is expected.

REMOVAL
 The silt fence should be removed after construction is complete and the erosion control measures have been properly installed and/or revegetated.

PREPARATION
 The silt fence should be prepared by clearing the area of debris and vegetation. The fence should be prepared by clearing the area of debris and vegetation. The fence should be prepared by clearing the area of debris and vegetation.

INSTALLATION
 The silt fence should be installed in a uniform elevation wherever flow of sediment is expected. The fence should be installed in a uniform elevation wherever flow of sediment is expected. The fence should be installed in a uniform elevation wherever flow of sediment is expected.

REMOVAL
 The silt fence should be removed after construction is complete and the erosion control measures have been properly installed and/or revegetated.

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PREPARATION
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INSTALLATION
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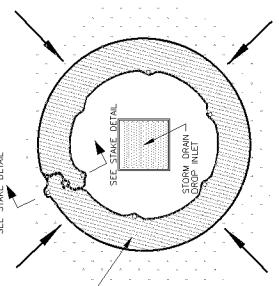
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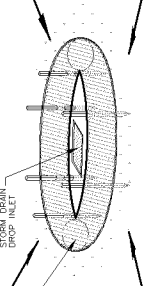
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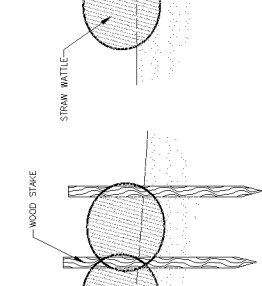
Plan View



Drop Inlet Protection

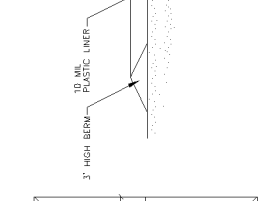


Stake Detail



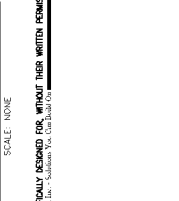
Silt Fence Detail

SCALE: NONE



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance

50'x20' CONSTRUCTION ENTRANCE
 W/ 6" CLEAN 2'-4" GRAVEL BASE
 OVER WOVEN GEOTEXT FABRIC



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/10/2019**

Item No. 3.

Short Title: Discussion - Subdivision Ordinance Updates - Chapter 5 (Concept Plan)

Initiated By:

Scheduled Time: 8:00

SUBJECT

Continue discussion of proposed revisions and updates to City Subdivision Ordinance - CMC 15 (Subdivision).

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest Chapter 5 (Concept Plan) is attached for Planning Commission Review. Chapter 5 addresses application and procedural requirements for subdivision concept plan review. Of particular note in this new Chapter is the proposal to have the concept plan approved by the Zoning Administrator rather than the Planning Commission and to move the public hearing to preliminary plat review.

ATTACHMENTS:

Description

- Subdivision Ordinance - Chapter 5 (Concept Plan)

TITLE 15 SUBDIVISIONS

CHAPTER 15.05. CONCEPT PLAN.

- 15.05.010. Purpose.**
- 15.05.020. Authority.**
- 15.05.030. Initiation.**
- 15.05.040. Procedure.**
- 15.05.050. Application.**
- 15.05.060. Submittal Requirements.**
- 15.05.070. Determination of Completeness.**
- 15.05.080. Distribution.**
- 15.05.090. Review by Department Heads.**
- 15.05.100. Review by Development Review Committee.**
- 15.05.110. Decision by Zoning Administrator.**
- 15.05.120. Notice of Decision.**
- 15.05.130. Approval Requirements**
- 15.05.140 Approval Standards.**
- 15.05.150. Appeal.**
- 15.05.160. Effect of Approval.**
- 15.05.170. Amendment.**
- 15.05.180. Revocation.**
- 15.05.190. Expiration.**

15.05.010. Purpose.

A concept plan is required for any subdivision of land. The purpose of a concept plan is to provide the subdivider an opportunity to consult with the City regarding regulations and design requirements applicable to the proposed subdivision of property and to provide the City with the opportunity to review existing conditions, availability of facilities, and other concept plan submittal requirements.

15.05.020. Authority.

The Zoning Administrator is authorized to review and approve concept plans as set forth in this Chapter.

15.05.030. Initiation.

An application for approval of a concept plan may be submitted by the owner of property proposed to be subdivided, or the owner's agent, as provided in this Chapter. An agent of a property owner shall provide an affidavit of authorization in accordance with CMC 15.03.160.

15.05.040. Procedure.

Except as otherwise specifically provided in this Title, the subdivision process for dividing land into lots is a three-step process requiring concept plan, preliminary plat, and final plat approval by the City. A preliminary plat application is not required for certain subdivisions as more particularly provided in CMC 15.08 (Small Subdivision), CMC 15.10 (Property Line Adjustments), CMC 15.11 (Plat Amendments), and CMC 15.13 (Condominiums). Additional steps may be required for the vacation of streets or public utility easements as more particularly set forth in this Title.

15.05.050. Application.

The subdivider, or the subdivider's agent, shall submit an application for concept plan approval to the Community Development Department in accordance with the provisions of this Chapter, together with the application fees and deposits set forth in the City Fee Schedule. An application for approval of a concept plan shall be considered as provided in this Chapter.

15.05.060. Submittal Requirements.

The concept plan application shall be submitted in writing on forms provided by the City and shall include three hard copies and one electronic copy of the following:

- (a) An existing conditions inventory as required in CMC 15.04 (Existing Conditions Inventory);
- (b) A vicinity plan showing:
 - (1) Significant natural and manmade features on the subject property and within 500 feet of any portion of it;
 - (2) The property boundaries of the proposed subdivision and adjacent properties;
 - (3) The names of adjacent property owners as shown on Davis County property records;
 - (4) The parcel identification numbers for all parcels within the proposed subdivision;
 - (5) Topographic contours at no greater interval than five feet; and
 - (6) North arrow;
- (c) A subdivision plan which shows the proposed subdivision name, existing easements, and lot and street layout;
- (d) A description of the type of culinary and irrigation water system(s) proposed and documentation of water rights and secondary water shares;
- (e) A description of the size and location of sanitary sewer and storm water drain lines and subsurface drainage;
- (f) A description of those portions of the property, if any, shown on the most recent flood insurance rate maps prepared by Federal Emergency Management Agency;
- (g) A legal description of the property, including the acreage total;
- (h) A title report for the property; and
- (i) Proposed changes, if any, to existing zoning district boundaries, classifications, and regulations.

15.05.070. Determination of Completeness.

The Zoning Administrator shall determine whether the concept plan application is complete as provided in CMC 15.03.050.

15.05.080. Distribution.

Once the Zoning Administrator has determined that the concept plan application is complete, the Zoning Administrator shall distribute copies of the completed application and concept plan to City department heads and any government departments or agencies deemed appropriate.

15.05.090. Review by Department Heads.

Upon receipt of a completed concept plan application, each department head shall review the application for conceptual compliance with applicable approval requirements which are administered by the department and submit any comments and recommendations to the Zoning Administrator and Development Review Committee.

15.05.100. Review by Development Review Committee.

(a) Review by Development Review Committee. The Development Review Committee shall review the completed concept plan application and comments received from City department heads and any other departments or agencies.

(b) Meeting. The Development Review Committee may meet with the Zoning Administrator and the applicant or applicant's agents to discuss and review the proposed application.

(c) Comments. The Development Review Committee may provide the Zoning Administrator with information and advice regarding compliance of the proposed application with approval requirements set forth in CMC 15.05.130 and may identify modifications needed to bring the proposed conceptual plat application into compliance with such requirements.

15.05.110. Review and Action by the Zoning Administrator.

(a) Review and Action by Zoning Administrator. The Zoning Administrator shall review the completed concept plan application for compliance with the approval requirements set forth in CMC 15.05.130 and shall review and consider the comments received from the department heads, other departments and agencies, and the Development Review Committee.

(b) Notice. No notice or hearing is required for consideration of concept plan approval.

(c) Additional Information. Before approval or disapproval of the concept plan, the Zoning Administrator may reasonably require the subdivider to provide additional information, data, or studies as may be needed to determine compliance with approval requirements set forth in CMC 15.05.130.

(d) Approval. The Zoning Administrator shall approve, approve with conditions, or disapprove the proposed concept plan based on written findings and recommendations regarding compliance with approval requirements set forth in CMC 15.05.130.

15.05.120. Notice of Decision.

The Zoning Administrator shall provide written notice of decision regarding concept plan application to the applicant in accordance with CMC 15.03.070 and to applicable department heads.

15.05.130. Approval Requirements.

All concept plan applications shall be reviewed for compliance with the following ("Approval Requirements"):

- (a) Concept plan submittal requirements set forth in CMC15.05.060;
- (b) Applicable provisions of CMC 15 (Subdivision Ordinance);
- (c) Applicable provisions of CMC 12 (Zoning Code);
- (d) Applicable provisions of the Centerville Municipal Code; and
- (e) Applicable provisions of the City Standards and Specifications.

15.05.140. Approval Standards.

Approval, conditional approval, or disapproval of a concept plan is an administrative decision which shall be based upon compliance with approval requirements and applicable decision-making standards for an administrative decision as set forth in CMC 15.03.090.

15.05.150. Appeal.

Any person adversely affected by a final decision of the Zoning Administrator regarding a concept plan may appeal that decision to the Board of Adjustment as provided in CMC 15.03.160.

15.05.160. Effect of Approval.

(a) Purpose. Approval of a concept plan is intended to give the subdivider general guidance as to the requirements and constraints for the proposed subdivision. Concept plan approval shall not be deemed approval of a preliminary plat or any other procedure or permit required by this Title, the Centerville Zoning Code, or the Centerville Municipal Code. Any such additional approvals shall be obtained in accordance with applicable ordinance provisions.

(b) Authorization to Submit Preliminary Plat. Subject to the expiration provisions of CMC 15.05.190, concept plan approval shall authorize the subdivider to submit an application for approval of a preliminary plat.

(c) Vesting of Applicable Code Requirements. A concept plan application shall be reviewed and considered under the land use ordinances in effect at the time a completed application for concept plan approval has been submitted. Certain exceptions apply to this general vesting rule, such as pending ordinance, compelling, countervailing public interest, and proceeding with reasonable diligence concepts provided under Utah law.

15.05.170. Amendment.

The procedure for amending an approved concept plan shall be the same as for considering an original concept plan as set forth in this Chapter.

15.05.180. Revocation.

Approval of a concept plan may be revoked as provided in CMC 15.17.070.

15.05.190. Expiration.

(a) Failure to Submit Preliminary Plan. A concept plan shall be deemed withdrawn, and shall expire and have no further force or effect, if an application for preliminary plat approval is not submitted within 12 months after approval of the concept plan.

(b) Extension of Time Limit. Notwithstanding Subsection (a), the subdivider may request an extension of time to submit an application for preliminary plat approval as provided in CMC 15.03.050.

(c) Phasing. Phasing of subdivisions is not permitted and each subdivision development must provide sufficient and complete public improvements and utilities in accordance with applicable City ordinances and the City Standards and Specifications.

CENTERVILLE

Staff Backup Report

4/10/2019

Item No. 4.

Short Title: Discussion - General Plan Main Street DRAFT Amendments

Initiated By: City Council

Scheduled Time: 8:30

SUBJECT

The Commission will continue to discuss proposed revisions and amendments to Section 12-480-7 of the General Plan, the South Main Street Corridor Plan

The attachment contains a skeleton of language changes or preliminary ideas for setting a new direction for the corridor. It is not comprehensive at this point in time. Staff is seeking ideas and concepts from the Planning Commission and will explore these with later drafts in the near future.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- Draft SMSC Plan Changes - Early Ideas and Concepts

SOUTH MAIN STREET CORRIDOR

[GENERAL PLAN DRAFT LANGUAGE CONCEPTS]

CHAPTER 12-430-2. COMMERCIAL DEVELOPMENT POLICIES.

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

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded somewhat as the traditional commercial center of Centerville, though in reality it never became a strong merchant focal point. The Main Street commercial area is aging now and somewhat deteriorating, though a few new buildings have been constructed here in recent years. Some revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community.

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

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

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

1. The Main Street commercial area should be allowed to remain as a local service needs or specialty retail area. To encourage any larger scale commercial development would be detrimental to surrounding residential areas and to the future function ability of Main Street as an arterial road.
2. The Main Street commercial area is aging and somewhat deteriorating. Significant enhancement of commercial viability is not likely to occur in the future. Nonetheless, some revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community.
3. Future commercial development in the Main Street area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east of Main Street.

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

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

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

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

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

(rescind all of PART 12-480-7)

[replace with] **A. Background**

Over the past few years, the City Council has increasingly expressed concerns regarding the density and design standards regarding the 2008 South Main Street Corridor Plan. Early on the residents expressed discomfort regarding the “*residential densities*” that the “*mixed-use*” concepts allowed. In 2015, the allowable “*residential densities*” were altered in a reduced manner in response to public concerns. Around this same time, the expected “*public space*” plan was tempered in response to concerns from both elected officials and the public. The initial effort to adopt a Public Space Plan raised concerns regarding liability and maintenance issues related to streetscape furniture and furnishings. Some of these features conflicted with UDOT’s streetscape regulations, while others were expensive or took up space along Main Street that completed with

the City's 4th of July Annual Parade. Ultimately, the anticipated public space design was rejected in the initial form that it was presented.

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

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

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

B. Formation of an updated South Main Street Corridor Context

The overall context of the South Main Street Corridor Plan is to admit that although *South Main Street was previously viewed as the traditional commercial center of Centerville, in reality it never became a strong focal point of the Community*. Overtime, Pages Lane and Main Street declined in any strong commercial focus and were replaced with the placement of the interchange

for Interstate 15 at Parrish Lane and the subsequent regional commercial center that developed along the Parrish Lane Corridor. However, one remaining strong point for the South Main Street area is that of local ownership and land uses that provide services predominately oriented to the local community. Consequently, the “the South Main Street Corridor Context” is to maintain and even promote opportunity for local owners to be successful for as long as possible and any future replacement land uses are to be viewed in a manner to mitigate conflicts with and espouse the character of the surrounding residential environment, including, but not limited to the Deuel Creek Historic District (*see CZC, Chapter 12-49*).

C. South Main Street Corridor Plan Vision

The South Main Street Corridor Plan’s (SMSC) Vision establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the public and City’s appointed and elected officials (aka “*Vision*”). Additional planning notions and concepts have also been included to help establish the policies of the overall SMSC Plan Vision.

In the case of the South Main Street Corridor, the **Fundamental Notions used for formulation of the South Main Street Corridor Plan are:**

- ✓ *The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded somewhat as the traditional commercial center of Centerville, though in reality it never became a strong focal point.*
- ✓ *The Main Street commercial area is aging now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.*
- ✓ *Some revitalization is warranted and should be encouraged, but in a limited manner to maintain the local service-oriented uses (aka: “soft commercial”) for the community.*
- ✓ *Significant growth and enhancement of commercial synergy is not likely to occur in the future. Consequently, some strategic residential development and use may be appropriate in parts of the corridor area.*
- ✓ *The Main Street Corridor should be addressed in whole, however there are differentiating characteristics between the east and west sides of the roadway that need to be considered in defining an appropriate land use and development pattern.*
- ✓ *All future commercial development along Main Street should conform to performance [e.g. design] guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas*

Furthermore, the South Main Street Corridor, the **Vision is expressed using four (4) different themes.**

- **Corridor Wide Viewpoints**
- **Commercial Use Expectations**
- **Residential Re-introduction Opportunities**
- **Development Design Expectations**
- **Public Space Plan**

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

- **North Parrish Lane Intersection Area** – South from Parrish Lane; 1) East Side to Smith Park, 2) West Side to the Post Office.
- **Civic/Cultural Area** – South from; 1) East Side from Smith Park south to 100 North, 2) West Side from Post Office to 100 North Street.
- **Traditional Main Street Area** – Both sides of street, from 100 North to north side of Porters Lane.

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

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

SMSC PLAN PROPOSED GOALS:

Corridor Wide Viewpoints

[Corridor Wide Goals/Objectives Drafting...]

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

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

OBJECTIVES:

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

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

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

Commercial Use Expectations

Goal 2 - Preserving and Maintaining the Domestic Nature of Commercial Uses of South Main Street

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

To date, the South Main Street Corridor is predominately comprised of localized property ownership and investment. Approximately, 62% of the properties are owned by Centerville residents and business owners and increases to 89% when adding the Davis County area residents. About 83% of the County Assessed Value comes from commercial uses with 64% of the land devoted to commercial type uses. The estimated 2015 Davis County Market Value of commercial land was over \$27 million (*see August 04, 2015 SMSC Data and Analysis presentation to City Council and Planning Commission*).

[Commercial Use Goals/Objectives Drafting...]

OBJECTIVES:

Corridor-Wide:

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

2.B. Some revitalization is warranted and should be encouraged, but in a limited manner to maintain the local service-oriented uses (aka: “soft commercial”) for the community

2.C. Draft an East/West Side Objective(s)

North Parrish Lane Intersection Area:

2.D. Commercial Uses may transition from the Commercial Medium (C-M) allowances to the Commercial High (C-H) uses of the typical uses akin to the Parrish Lane Shopping area.

2.E. Due to the very small lot sizes located in this area, building sizes should be limited to the intensity of the C-M Zone (e.g. 10,000 sq. ft.).

Civic/Cultural Area:

2.F. Commercial Uses should be limited to the typical Commercial Medium (C-M) allowances and the Public Facility Low and Medium uses any Public and Civic Use type, as deemed appropriate by the City.

2.G. Due to the typical lot sizes located in this area, building sizes should generally reflect the intensity of the C-M Zone (e.g. 10,000 sq. ft.). However, may be increased to up to 20,000 sq. ft. (e.g. City Hall) and must meet the public/green space design and layout expectations.

Traditional Main Street Area:

2.H. Commercial Uses are to be limited to the Commercial Medium (C-M) allowances.

2.I. Due to the small lot sizes located in this area, building sizes are to be limited to the intensity of the C-M Zone (e.g. 10,000 sq. ft.).

Residential Re-introduction Opportunities

[Residential Use Goals/Objectives Drafting...]

Goal 3 – [Future Residential]

OBJECTIVES:

3.A. Significant growth and enhancement of commercial synergy is not likely to occur in the future. Consequently, some strategic residential development and use may be appropriate in parts of the corridor area.

3.B. If residential is re-introduced, such development should be strategic in nature and limited in a manner to compliment the preservation of the local or domestic owners and preservation of the needed services to the community.

3.C. The re-introduction of any residential land use pattern would be appropriate is as follows:

- Maintaining or accommodating the traditional and historical pattern of single-family homes.
- Supporting the preservation of commercial uses by allowing a limited amount of accessory residential uses.
- Further developing underutilized or vacant lands, when additional commercial development is not likely to occur.
- Providing housing options that support a moderate-income accommodation strategy that has been adopted by the City.

Development Design Expectations

[Development Design Goals/Objectives Drafting...]

Goal 4 – [Development Design]

OBJECTIVES:

4.A. All future development along Main Street should conform to performance [e.g. design] guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas

4.B. Require the use of building materials and architectural elements in the District that are compatible and complementary. Avoid making requirements that will lead to a “themed” look.

4.C. Require appropriate building heights within each segment.

4.D. Establish landscaping requirements to create a distinctive corridor

Traditional Main Street Area:

4.E. Consider preserving key historic buildings within the South Main Street Corridor whenever possible.

4.F. Require the use of building materials and elements that complement the historic context (??) on Main Street.

4.G. Consider establishing maximum building footprints to prevent encroachment by larger chain stores.

Civic/Cultural Area:

4.H. Require distinctive elements and architectural styles for civic buildings to set them apart from commercial buildings along Main Street.

4.I. Civic buildings should be more than one-story to allow for a smaller building footprint, which will allow for more public green space around the building.

4.J. Further development of the City Hall and Smiths Park area needs to be designed in a manner akin to a town square. Green space and community based facilities, such as walkways, gardens, garden plazas, fountain or outdoor water features (*e.g. splash pads, ice rink, and wading streams*) and other public use amenities, should be incorporated in the layout of these sites.

4.K. Additionally, City's Hall's west porch (steps) and surrounding front yard and streetscape should be re-designed for improved public access and improved civic style grand staircase/ public plaza. Design amenities and changes should focus on construction of a multi-tiered pedestrian access, plaza spaces with seating and other design furnishings.

4.L. The sidewalk system along the street should have a civic style promenade theme with protection bollards that can double as lighting. Due to the presence overhead power lines, streetscape trees should be discouraged.

4.M. Due to vehicular left turn conflicts, the northern access from Main Street should be eliminated. Access to City Hall should be from 100 East with emergency or congestion exiting on the South side of the building.

Public Space Plan

[Public Space Goals/Objectives Drafting...]

Goal 5 – [Public Space]

OBJECTIVES:

5.A. Work with the Utah Department of Transportation to provide additional crosswalks, and pedestrian safety features, across Main Street

5.B. Advocate for wider sidewalks throughout the corridor when road cross-section improvements are being considered.

5.C. Allow for bike routes that are a part of the roadway, to provide opportunities for bike lanes along Main Street and on surrounding neighborhood streets that connect to Main Street. Bike lanes/routes create a designated space for bikers and reduce the conflict between pedestrians and bicyclists on the sidewalk.

5.D. Draft the previous 4-foot park strip & 5-foot sidewalk symmetry Objective(s)

CENTERVILLE

Staff Backup Report 4/10/2019

Item No. 5.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

- Continuation of Drafting Amendments for the South Main Street Corridor General Plan

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
4/10/2019**

Item No. 6.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

- Deuel Creek Place Subdivision Approved

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
4/10/2019**

Item No.

Short Title: March 13th and March 27th Minutes

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 3-13-19 Joint CC-PC Work Session
- ▣ 3-27-19 PC Minutes

JOINT CITY COUNCIL/PLANNING COMMISSION
MINUTES OF WORK SESSION
Wednesday, March 13, 2019
5:30 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the Centerville City Council/Planning Commission Work Session was called to order at 5:35 p.m.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	William “Bill” Ince George McEwan Robyn Mecham Stephanie Ivie
Planning Commissioners	Cheylynn Hayman Thomas Hunt Logan Johnson Becki Wright

MEMBERS ABSENT

Tami Fillmore, City Councilmember
Kevin Daly, Planning Commissioner

Kai Hintze, Planning Commissioner
Gina Hurst, Planning Commissioner

STAFF PRESENT

Steve Thacker, City Manager
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Jamie Brooks, Recording Secretary

VISITORS

Interested Citizens

Mayor Wilkinson welcomed those in attendance and explained the anticipated structure of the joint work session.

Cory Snyder stated that he had been open about his position regarding the viability of the City’s South Main Street Corridor (SMSC) Plan, while also believing that perhaps the Plan has been compromised too much. He explained that the memo he had provided prior to that evening’s work session was intended to summarize the six years of dialogue that had taken place subsequent to the adoption of the SMSC Plan. He had attempted to identify some options for the Main Street corridor that he had heard from the two bodies over time, as well as an additional option that might warrant discussion.

1 The first option he wished to address actually dated back to the 1985 corridor plan. At that time,
2 the City took the position that Main Street hadn't developed as had been anticipated, but was still the
3 heart of the City and needed to be restored or revitalized. That was the basis of the 2008 Main Street
4 redevelopment strategy. Now the questions to be answered are:

- 5 ■ "Is Main Street unique and the heart of the City?"
- 6 ■ "If so, in what way?"
- 7 ■ "If not, why not?"

8
9 Attempting to get answers to those questions had become exhausting to staff, property owners and
10 residents alike. The current SMSC Plan had kept things in flux for nearly six years. For example, a
11 property owner spent two years attempting to market their property before finally bringing in Brighton
12 Homes, whose proposal was then rejected. Jeff Cook wanted to develop his property but felt like nothing
13 was getting done. Residents were dissatisfied about a variety of situations on Main Street. In short, there
14 was a great deal of frustration on many sides. Mr. Snyder indicated that there needed to be an answer to
15 these questions, although it should be understood that not everyone would be happy with the answers. He
16 asked that the City Council be definitive about the direction in which it wished the City to proceed.

17
18 Mayor Wilkinson then asked for input from the councilmembers and Commissioners present.

19
20 Councilmember McEwan indicated there had long been a "disconnect" between what Main Street
21 *should* be and what it actually was. He was unclear about what the intent had been. Councilmember Ivie
22 stated that it had been a painful process to create the historic district that now exists. She felt it was
23 pointless to suggest that Main Street should be like the Main Streets of other cities.

24
25 Chair Hayman asked what the City Council wished Main Street to be. She stated that if the
26 Council did not have a definitive answer, there was little point in moving forward with making any
27 changes.

28
29 Mayor Wilkinson indicated that the right question to be asking was, "what do the people want?"
30 Councilmember Ince responded that there were two or three primary groups of people in the City. One
31 group wanted to preserve the residential feel of the area. Another group wanted "no holds barred" and a
32 third group simply wanted to be able to do something with their property in order to make some money.
33 None of these groups seemed to be dominant over the others.

34
35 Commissioner Wright suggested that the groups did not necessarily need to be at cross purposes
36 but that planning was obviously necessary as was maintaining a respect for individual property rights. It
37 made sense to recognize the variety of nuanced roles at play and that compromise would be necessary.
38 Everyone should find what could be agreed upon. Chair Hayman indicated that ultimately, the Planning
39 Commission needed the City Council to make clear what its goal for the area was. They had been elected
40 by the people to choose a direction for the City and failure to do so had become frustrating for all
41 involved, particularly residents and business owners. If the Council wished to make something of Main
42 Street, it needed to identify what that was. If there was no vision, perhaps there was no reason to have the
43 conversation.

44 Councilmember Ivie stated she could identify what she did *not* want it to be. She did not want
45 high rise apartments on Main Street and she also did not believe it was reasonable to make it a

1 commercial center like Parrish lane. Commissioner Wright felt that a majority of the City could agree on
2 that. However, what did it mean for the existing commercial properties on Main Street?

3
4 Mayor Wilkinson did not feel that many people wanted residential development on Main Street.
5 Councilmember McEwan disagreed, saying that some had been waiting for the zoning to change in order
6 to provide additional residential development. The cost of converting commercial property to residential
7 use was then discussed. Councilmember McEwan pointed out that low density residential was very
8 sought after in the City and he could envision a natural conversion to residential use. Commissioner
9 Wright asked if he would be open to additional single-family homes on Main Street. He indicated that he
10 would be. He had also heard the suggestion that Main Street should be a walking district with coffee
11 shops, etc. In reality, Main Street did not lend itself to such a vision.

12
13 Chair Hayman asked the councilmembers if they would agree that Main Street had deteriorated.
14 Councilmember Ince agreed, but pointed out that anything would deteriorate over time unless it was
15 maintained and/or revitalized. Personally, he did not believe the area would ever be returned to residential
16 if commercial development increased.

17
18 Mr. Snyder explained that Main Street parcels were generally too small to develop into Planned
19 Unit Developments. Density itself was not a problem. A well-designed project of seven units per acre
20 could look better than a poorly designed project of only five units per acres.

21
22 Chair Hayman asked the other councilmembers to respond to her question about whether or not
23 they felt Main Street needed revitalization. Councilmember Mecham responded that while she agreed that
24 Dick's Market had been in need of revitalization, she had been watching social media and a large number
25 of people in the area were upset that the building had been taken down because it was a part of
26 Centerville's history. She understood that the property owner had the right to take it down and build a
27 new market, but everyone wanted the old market back. Many were also concerned that it would be
28 replaced by expensive residential development. She had been shocked to learn from the Planning
29 Commission that buildings on Main Street could be greater than 10,000 square feet in size as she had
30 been told time and again that they could not. Additionally, she saw that there were currently 97 allowable
31 uses on Main Street. She had no idea the list was so extensive and had been under the mistaken
32 impression that the list was more limited than it had turned out to be. She asked if the residents living on
33 2050 North really cared what was on Main Street. Commissioner Wright made it clear that yes, she and
34 her neighbors definitely cared about it. Councilmember Mecham asserted that 90% of people concerned
35 about the future of Main Street live fairly close to it. While she agreed that *some* redevelopment was
36 necessary, she wished to learn from history and some of the mistakes that had been made previously. She
37 stated that the Main Street Overlay handicapped everyone.

38
39 Chair Hayman asked what Councilmember Mecham's vision for Main Street was. She responded
40 that she wished for soft commercial (offices, services) with some residential development. She felt the
41 City needed to make some changes to the overlay because it made it too difficult to build.

42
43
44 Mr. Snyder pointed out that the current version of the overlay is not in a position to be simply
45 "tweaked" although it could be replaced with something else. Councilmember Mecham stated that
46 she wished to protect Main Street but still open it up to other possibilities.

Councilmember Ince asked for clarification regarding the purpose of the overlay. Commissioner Wright responded that she thought perhaps it was meant to encourage uniformity through design standards and pointed to Parrish Lane as a similar example.

Commissioner Wright reminded all those gathered that the City did not own Main Street and was essentially at the whim of what UDOT wished to do. She felt it was wise to do whatever possible to establish a City vision for it, rather than allow the State to enact its own vision, which might not be best for Centerville. Councilmember Mecham stated that the overlay was created with the idea of bringing light rail to the City which required a certain number of rooftops. Commissioner Wright respectfully disagreed and stated that light rail was not part of the plan.

Chair Hayman still wished to hear from Councilmembers Ivie and McEwan regarding whether or not they believed Main Street was in need of revitalization. Councilmember Ivie agreed that it was deteriorating but felt it would revitalize on its own if the handcuffs (some parts of the overlay requirements) were removed. Mayor Wilkinson stated that many were hesitant to invest in a business on Main Street because they had no idea what the future held for the area.

Commissioner Wright asked what they felt the “perfect” type of business was for the area. Councilmember Ince responded that Ann Fadel’s insurance office fit perfectly. Mr. Snyder stated that Ms. Fadel had divided her business in a way that was not an economic engine for the City—only for the property owner.. That business was not *really* investing in Main Street and doing well. Instead, it was merely surviving. If the City was comfortable with having businesses merely survive, there was no need to make a change. Councilmember Mecham reiterated her desire to change the overlay.

Commissioner Wright felt that having design standards was a good compromise. It provided property owners with the opportunity to redevelop without *requiring* that they do so.

Councilmember Mecham suggested that another possibility was to treat the west side of Main Street different than the east side.

Councilmember McEwan indicated that Main Street had no identifiable anchor for the street and there was nothing unique about it. He felt there was opportunity to convert some existing structures into mixed-use units and pointed out that there was currently 44,000 square feet of unoccupied commercial space in Centerville. Businesses were coming and going frequently, disappearing from the commercial area near Pier 1 Imports where there was plenty of available parking. Therefore, there was no reason to believe that a new business on Main Street would succeed when parking there was so limited. Regarding residential development, although he would not support apartments on Main Street, he was not opposed to condominiums or anything else that encouraged long-term investment in the community. He did not anticipate that it could develop into something like Logan’s Main Street or the 9th and 9th area of Salt Lake City. While he was not advocating that the City force property owners out, he wished to give them an opportunity to take advantage of the fact that Centerville currently had one of the hottest markets around. Commissioner Wright asked if Commissioner McEwan would be comfortable with density if it was owner occupied. He responded that he would be comfortable with it on a somewhat limited scale. However, Councilmember Mecham did not want greater density than what was currently present.

1
2 Mr. Snyder wished to confirm what he was hearing from the City Council. It appeared to him that
3 they wished to replace the existing overlay. Commissioner Johnson pointed out that Commissioner
4 Fillmore seemed to genuinely value the overlay although she was not present to weigh in. It sounded
5 as though the Council was fine with soft commercial development. He heard that they wished to
6 focus on core commercial area and preserve what was already present. He also heard an interest in
7 addressing supplemental revitalization as a residential component.
8

9 Commissioner Johnson also wished to confirm the City Council's position. It sounded to him that
10 the strict design guidelines for soft commercial development should be removed but that *if* increased
11 residential development were to be introduced, it should come with increased restrictions.
12 Commissioner Wright asked if there would be any design standards for soft commercial
13 development. Mr. Snyder thought there could be but was unclear to what extent.
14

15 Like Mr. Snyder and Commissioner Johnson, Chair Hayman wished to confirm what she was
16 hearing from the City Council—that the overlay should be changed but that there should still be
17 some guidelines. Additionally, the Council appeared to be open to *some* new residential
18 development. She asked the Council to make their feelings extremely clear so as to avoid
19 miscommunications with the Planning Commission. The Chair indicated she was hearing that there
20 should be no overlay. Councilmember Mecham stated that no one had said “no overlay.” She
21 explained what she meant was that the existing overlay did not work. Chair Hayman and
22 Commissioner Wright asked if some residential development on Main Street was acceptable.
23 Councilmember McEwan responded that he wished to encourage residential development while
24 Councilmember Mecham wished to be silent and neutral on the matter. Councilmember Ivie
25 suggested that residential development would come on its own if it was allowed. Councilmember
26 McEwan indicated he did not believe that if the overlay disappeared completely, an appropriate
27 project would suddenly appear and take care of all the problems on Main Street. However, he agreed
28 that the overlay was handcuffing projects
29

30 Commissioner Johnson agreed that the perfect project would not suddenly present itself because
31 Main Street was not a great commercial corridor. However, allowing residential development would
32 have an immediate impact. The possibility of different standards for the east and west sides of Main
33 Street was again mentioned.
34

35 Regarding the prospect of allowing some residential development on Main Street, Mr. Snyder
36 asked if the Council was open to some of those units being designated as affordable housing.
37 Someone responded in the negative. Commissioner Wright pointed out that there was also a need for
38 housing that was appropriate for empty nesters. Mr. Snyder pointed out that if the Council agreed to
39 devote a small number of units on Main Street to affordable housing, it would be preferable to
40 having all the affordable housing in the City centered within a single area. Councilmember Mecham
41 was not willing to approve high density housing. Councilmember McEwan had seen such projects
42 on North Temple and he was alright with the concept if the neighborhood supported it. Mr. Snyder
43 indicated that a project on a small scale would not have much of an impact on the community.
44

45 Commissioner Wright said that the City was required to have a plan that included affordable
46 housing. Councilmember Ince responded that there were not yet penalties for failing to include that

1 in the housing plan but that could change. Chair Hayman suggested that the City should be looking
2 to include affordable housing. Commissioner Mecham pointed out that there were some units west
3 of the freeway that had originally thought could produce affordable housing but, it did not turn out to
4 be so.

5
6 Councilmember McEwan appreciated that the Commission understood that it was the Council
7 who determined in which direction Main Street development would move. However, he was still
8 interested to know what it was that the Planning Commission could support. Commissioner Johnson
9 responded that he could get behind removing the current strict design guidelines. He would also be
10 comfortable with up to six residential units per acres with alternative design guidelines, although he
11 could not speak for the entire Commission.

12
13 Commissioner Thomas asked if the City lacked anything in particular that could be brought to
14 Main Street. She did not believe that traditional retail would be interested in the area. Commissioner
15 Thomas explained that his company, as part of his employment profession had previously looked at
16 15 different revamp designs for the Maverik building, located on Main Street, which didn't work
17 out. He agreed with Commissioner Johnson that soft commercial was appropriate for the area. He
18 stated he could also support some residential development. Councilmember Mecham didn't want
19 Main Street to be *all* residential. Commissioner Wright agreed, but indicated that she also did not
20 want to see an abundance of drive-through businesses. She reiterated her concern for individual
21 property rights and expressed concern that if the overlay was completely removed, it would send a
22 message to UDOT that the City had no plan or vision and that the State could run roughshod over
23 the City. She pointed out that Main Street was a significant arterial if one thought about the area's
24 long-term transportation needs.

25
26 Commissioner Wright had to leave the meeting at 7:08 p.m.

27
28 Councilmember Mecham wished to hear Chair Hayman's thoughts. The Chair shared Mr.
29 Snyder's concern regarding the exhaustion of all those individuals who had put in eight months of
30 work, only to realize that the Planning Commission and City Council were not on the same page and
31 that everyone's time and energy had been wasted. Councilmember Ivie felt bad about the
32 misunderstanding and Councilmember Mecham felt that the Council became privy to information
33 that was not available to the Commission. Chair Hayman asked that if the City Council had a vision
34 of what Main Street should be, they should all move toward it. But if there was no solid vision,
35 perhaps the City should wait to take action until there was.

36
37 Councilmember Ince stated that the City could easily kick the can further down the road but he
38 did not believe it was the right thing to do. He felt it was clear that the biggest issue was the overlay.
39 Specifically, Chair Hayman clarified, that the overlay pushed all the buildings close to the street.
40 Commissioner Ince read from the code and said that the overlay zone was to "*encourage additional*
41 *single-family and multi-family residential land uses by way of mixed use*" and "*encourage greater*
42 *intensity of land use.*" Councilmember Ince indicated some of the things he saw in the overlay failed
43 to make sense. Councilmember Mecham said she did not wish to increase the intensity of Main
44 Street. Mr. Snyder pointed out that by adding a residential component, the overall intensity was
45 being increased. He used the example of Michael's Main Street Garage in its current condition.
46 Adding a residential component to the property would triple or even quadruple its intensity.

Councilmember McEwan asked what had the Planning Commission heard that evening that it could get behind and support. Chair Hayman responded that she had not heard anyone bring forth a vision of Main Street other than a small increase to the amount of residential development. She understood that they wished to relax the overlay standards and perhaps allow a small amount of residential development. She asked if that characterization was representative of the Council's position because if so, she could get on board. Councilmember Mecham responded by asking for Chair Hayman's opinion. Chair Hayman stated she agreed with Councilmember McEwan. She did not think she would limit the area to soft commercial. She felt all the conditional uses that the Planning Commission had recommended to the City Council also made sense. She also felt increased residential development made sense due to the current housing crunch. Councilmember Mecham reiterated her desire to limit the amount of residential development on Main Street.

Mr. Snyder asked how much of the community's image of Main Street was nostalgia of the past vs the current conditions? His perception was that a large percentage of the community wished to keep Main Street as it had been in their memories. Councilmember Mecham disagreed. She felt the community was more concerned about the compatibility of future development with the surrounding property.

Mayor Wilkinson asked if the Planning Commission had sufficient direction and understanding of the City Council's position. Mr. Snyder responded that at the next Planning Commission, staff and the Commission would attempt to synthesize what they had heard from the Council. Chair Hayman recommended that they send what they believe they heard back to the City Council for confirmation. Councilmember Mecham agreed. The Chair also encouraged the councilmembers to sit in on some future Planning Commission meetings. Councilmember Mecham pointed out that the City Attorney had discouraged that. Ms. Romney clarified that the point she had attempted to make was that while it was good for the Council to be informed of the Planning Commission's actions and why they made the decisions they did, that information could be gleaned from watching the meetings on line and reading the meeting minutes. Having Councilmembers or the Mayor physically in attendance at the meetings can change the dynamics of the Commission's discussions and decisions. Councilmember Mecham stated that she had attended meetings before in an effort to share her knowledge but that she had been made to feel unwelcome. Chair Hayman indicated that she would defer to Ms. Romney on the matter but still encouraged the councilmembers to view the meetings on line and communicate with the Planning Commission if they felt they were wandering down a path that was contrary to where the Council wished them to go.

Ms. Romney pointed out that good communication between the two bodies was critical and she did not wish to stifle that communication. She merely recommended that the Councilmembers refrain from commenting in Planning Commission meetings. All those present agreed that effective communication would be key to the City's success.

ADJOURNMENT

The work shop adjourned at 7:23 p.m.

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Mackenzie Wood, City Recorder

Date Approved

Jamie Brooks, Recording Secretary

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, March 27, 2019****7:00 p.m.**

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Cheylynn Hayman, Chair

Kevin Daly, Vice Chair

Kai Hintze

Thomas Hunt

Gina Hirst

Logan Johnson

MEMBERS ABSENT

Becki Wright

STAFF PRESENT

Brant Hanson, City Manager

Cory Snyder, Community Development Director

Cassie Younger, Assistant Planner

Jamie Brooks, Recording Secretary

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE**ANNOUNCEMENTS**

Chair Hayman introduced Centerville's new City Manager Brant Hanson. Mr. Hanson explained that he formally worked in Yuma, Arizona but was more recently the City Manager of Ephraim City. He grew up in Davis County and received a bachelor's degree from Weber State as well as two master's degrees from the University of Southern California (including an MPA). He said the Planning Commission was one of the most critical boards a city could have and he thanked the Commission for its service.

Cory Snyder announced that Assistant Planner Cassie Young would be leaving Centerville City for the private sector. Chair Hayman responded that Ms. Younger had been an incredible asset to the City and would be sorely missed.

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Daly**DISCUSSION – RECAP OF WORK SESSION ON MAIN STREET OVERLAY AMENDMENTS**

Mr. Snyder explained that he had attempted to assimilate the information that came from the recent joint work session between the City Council and Planning Commission. He took the ideas that

1 came from the session and blended them into some statements as a basepoint for discussion. In his
2 memorandum he highlighted some critical questions that were raised in an attempted to establish a
3 roadmap for the City. He also wished to point out some areas where further direction from the Council
4 was still needed.

5
6 Mr. Snyder explained that when approaching a General Plan, it was important to encapsulate the
7 starting point as well as the future direction. Staff was prepared to begin crafting language but was aware
8 that the Planning Commission had agreed to present their written conclusions to the City Council to
9 ensure that both bodies were on the same page. One thing he had failed to include in the memo was that
10 there was a difference between the east side and the west side of Main Street. The old General Plan
11 acknowledged a need for revitalization on Main Street and was the impetus for the 2008 Corridor Plan
12 which lead to further development of zoning ordinances. The City Council had indicated that while Main
13 Street was part of Centerville's history, it was not a traditional "down town" and was unlikely as a
14 commercial hub. He described his understanding of what "soft commercial" really meant. Questions yet
15 to be answered were:

- 16 ▪ What was the City attempting to do?
- 17 ▪ What was it aiming for?
- 18 ▪ Was the City tackling soft commercial as an existing use? Would it be expanded?

19 Staff could keep it simple and rescind everything since the 2008 plan. However, he
20 recommended preserving the Corridor Plan because Main Street is a legitimate corridor—not simply a
21 neighborhood.

22
23 The next step was the zoning ordinance. It could either be reconfigured, or the overlay could be
24 rescinded. The base zoning of Main Street is Commercial Medium. The overlay is a system where we
25 can maintain base zoning but use it to enhance certain attributes. A decision needed to be made regarding
26 whether or not to keep the Corridor Plan. He also wished for some preliminary zoning ideas.

27
28 Chair Hayman recalled that during the joint work session there was some discussion of at least
29 *some* high-end residential development—perhaps 6 units per acre on the eastside and 8 units per acre on
30 the west side. It was certainly something for the City to consider. She likes the idea of redefining the
31 corridor and limiting it to being between Porter and Parrish rather than going all the way to Pages.

32
33 Commissioner Hunt inquired if the overlay was opened up to residential, would it apply to the
34 entire corridor? Or could the residential portion be limited? Mr. Snyder responded that it could work
35 either way.

36
37 Chair Hayman stated that her takeaways from the joint work session were that several city
38 councilmembers did not like the overlay as it currently stands. They feel it is too restrictive. They wish to
39 change the overlay and most likely add some design guidelines meant to maintain a certain amount of
40 flexibility. They might allow some higher-end residential and do not love the 10 to 15-foot limitation
41 between buildings. In short, she gathered that they wish to loosen the reins on property owners. She
42 asked if those were the impressions the other commissioners were left with as well.

43
44 Commissioner Hunt agreed with her assessment. Commissioner Daly pointed out that the City
45 needs to relax the design standards because although certain property owners had followed them, there
46 were some unintended consequences. Commissioner Johnson agrees with Commissioner Daly but feels
47 that relax the standards will likely require *more* restrictions rather than fewer. He also pointed out that
48 Councilmember Fillmore was not present at the work session and it was unlikely she would have
49 supported the general consensus of the remaining councilmembers. Commissioner Daly feels that fewer
50 guidelines will allow property owners increased freedom. Commissioner Johnson feels that more
51 flexibility will result in a much less pedestrian-friendly environment on Main Street.

1 Chair Hayman is under the impression that the City encouraged buildings to be built close to the
2 street to facilitate the construction of a Trax line down Main Street and to disincentivize UDOT to widen
3 the roadway.
4

5 Mr. Snyder's perspective was that while the light rail discussion was going on, the City had
6 wanted to do something with Main Street either way. The redevelopment of Main Street had not been
7 entirely dependent upon light rail coming to Centerville.
8

9 Commissioner Johnson and Mr. Snyder agreed that the citizens spoke clearly against light rail as
10 well as high-density residential development. Chair Hayman pointed out that all the councilmembers
11 present at the work session had agreed Main Street was deteriorating to one degree or another. The
12 Planning Commission's job is to plan independently from the City Council but she does not believe a
13 sweeping change on Main Street is very likely. She likes the discussion between the overlay and the
14 performance standards and hopes that the result will be a cohesiveness that has thus far been lacking.
15

16 Commissioner Hintze asked Mr. Snyder if City restrictions cause developers to avoid Centerville.
17 Mr. Snyder responded that most developers look for bigger projects. Brighton Homes had wanted to be in
18 the South Davis area and O'Brien's was able to attract Brighton because they had already been looking in
19 the area for residential development. Brighton had not grown into a commercial builder. Developers are
20 looking for opportunities in the City, but Main Street is a very unique niche.
21

22 Commissioner Hintze asked if the City or County has targeted any specific area for a specific
23 purpose. Mr. Snyder indicated they have not, other than the move of City Hall over where Iggy's was.
24 Early on, Councilmember Fillmore had explored the idea of the area potentially qualifying as an RDA but
25 there were not yet any targeted economic tools to Main Street.
26

27 Chair Hayman asked for the best way to move forward to ensure that the Planning Commission
28 was on the same page as the City Council. Mr. Snyder responded by asking what further additions the
29 Commissioners wished to make the statements in his memo. He feels it comes down to the General Plan.
30 He recommends the City maintain an independent Corridor Plan within the General Plan. There is no
31 cohesive neighborhood plans addressing Main Street although the two neighborhood plans mimic each
32 other. Look for a *different* corridor plan and maintain it. Next, determine if a different overlay should be
33 created in order to customize the base zoning. Or instead, should the design guidelines be written. Where
34 is the threshold to bring existing development to a new design standard? A typical threshold was when a
35 property owner wished to add 30% or more to a building. Change to a new use was another standard
36 marker. Most ordinances would allow a re-configuration of the interior of an office building if it remained
37 an office. Centerville's ordinance had some weak language in that it that leaves *change of use* somewhat
38 up to interpretation. Commissioner Hintze asked if a dental office would be changing its use if it becomes
39 an accounting office. Mr. Snyder indicated that was the unclear area he was referencing in the example.
40 But from a building code standpoint, both offices should fall into the same category.
41

42 Chair Hayman said it sounded like the first step is to upgrade the Corridor Plan. She reiterated
43 that it should be kept from Porter to Parrish rather than Pages to Parrish. Mr. Snyder agreed.
44 Commissioner Johnson stated that the design guidelines will be peeled back and that the Commission
45 needed to be prepared to argue the importance of some of some of them, as well as *why* they are
46 important.
47

48 Mr. Snyder summarized: there were a couple policy statement changes-- following up on the
49 differences between the east and west sides and also adding a residential component; a Corridor Plan
50 should be maintained within the General Plan; and everyone is leaning towards performance design
51 standards and the Commercial-Medium based zone. The commissioners agree with Mr. Snyder's
52 summary.
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LAND USE TRAINING #1 – WHAT HAT DO YOU WEAR?

The Planning Commission viewed a brief video created by the Land Use Academy of Utah (LUAU). It explained the different types of land use decisions—legislative, administrative and quasi-judicial. It also addressed the three branches of government, the roles each plays and provided some examples

- The role of the legislative branch of government is to make laws. Some examples at the municipal level are changing the General Plan, adopting/amending ordinances (laws), and annexation of property
- The executive/administrative branch is to enforce the laws. Some examples are subdivision plans, conditional use permits and building permits
- The judicial branch is charged with interpreting those laws. Every City is required to have an individual or body fill this role and is referred to as a local Appeal Authority

The final thought expressed in the video was that every time one makes a land-use decision, one must consider what *type* of decision it is. Doing so greatly increases the likelihood of making the best decision possible for the city.

Mr. Snyder described some of the challenges governmental bodies are faced with and he pointed out that at times, there is a difference between doing what one should do and doing what one wanted to do.

Chair Hayman indicated she learned a lot when she was appointed to the Planning Commission as far as what role the commission fills. The general public often did not understand that role, which led to feeling sometimes as though their comments are not heard by the Commission. Educating the public prior to public hearings is important—explaining that although the public's comments are certainly welcome, the Planning Commission is quite limited on what it can consider.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Snyder asked Ms. Younger to list the four items scheduled for the next Planning Commission meeting—a conditional use permit, the Barrus Cove final plat, a review of Subdivisions Chapter 5, and a continuation of the Main Street discussion.

CITY COUNCIL REPORT

Mr. Snyder pointed out that there had been no Planning Commission recommendations presented at the most recent City Council.

MINUTES REVIEW AND ACCEPTANCE

The minutes of February 27, 2019 were reviewed and amendments suggested. Commissioner Daly **moved** to accept the minutes as amended. The motion was seconded by Commissioner Johnson and passed unanimously (6-0).

The minutes of March 13, 2019 were reviewed and an amendment suggested. Commissioner Hirst **moved** to accept the minutes as amended. The motion was seconded by Commissioner Johnson and passed unanimously (6-0).

ADJOURNMENT

Commissioner Daly moved to adjourn. Chair Hayman seconded the motion which passed unanimously (6-0). The meeting adjourned at 7:59 p.m.

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Cheylynn Hayman, Chair

Date Approved

Jamie Brooks, Recording Secretary