

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:20 PM ON SEPTEMBER 19, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the 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 City Assistant to the City Manager, 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. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo 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:

A. NEW BUSINESS

1. Minutes Review and Acceptance
September 5, 2017 RDA meeting minutes
2. Discuss proposed uses of tax increment for various purposes, including sharing costs of improvements along Quick Quack and Dairy Queen frontage on 400 West Street

B. ADJOURNMENT

Steve H. Thacker
Executive Director

**CENTERVILLE
RDA MEETING
Staff Backup Report
9/19/2017**

Item No. 1

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

September 5, 2017 RDA meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ September 5, 2017 RDA meeting minutes

PRELIMINARY DRAFT

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 5, 2017 at 10:23 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Paul A. Cutler, Chair
Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan (remotely)
Robyn Mecham

STAFF PRESENT

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Katie Rust, Recording Secretary

PROPOSED USES OF TAX INCREMENT

The final site plan for Quick Quack Car Wash at 518 North 400 West was approved recently by the Planning Commission. The approval assumes the relocation and consolidation of the Dairy Queen entrance with the Quick Quack entrance, and the widening of 400 West along this frontage in preparation for a major improvement to the Parrish Lane/400 West intersection in about five years. Steve Thacker, RDA Executive Director, explained that the amount invested by the City at this time in widening the road may be able to be credited against the City's match for the Parrish Lane/400 West project in five years. Mr. Thacker suggested the City only move forward with cost-sharing the widening and improvement of 400 West if confirmation of such credit can be obtained in writing. Chair Cutler said he feels it is good to make the improvements at the time of development rather than trying to do it later.

Mr. Thacker said he received an email from representatives of the Dairy Queen expressing a desire to see the ultimate plan for the intersection and how the Dairy Queen property will be affected in order to make the decision of whether or not to relocate. Director Ince said it is his perception that a majority of the community hates what was done at the intersection of Parrish Lane and Main Street. Chair Cutler responded he has received a lot of positive feedback. Director Ince said it is his opinion that the changes to the Parrish Lane/Main Street intersection are beneficial for one hour during peak traffic, but cost drivers in time the rest of the day. He said he would not want to be associated with the Dairy Queen moving because they felt forced out. Director Ivie expressed the opinion that the situation would be different if it were a different business, but she feels citizens are loyal to Dairy Queen. She said she feels the City needs to tread softly and make sure the Dairy Queen is happy more than anything else. Director Mecham agreed.

Director Fillmore said she would not want Quick Quack to invest in the altered curb line and put in trees and other improvements before a final plan is in place for the Parrish Lane/400 West project. She suggested putting off when the improvements would be required. Director Ince said he would like a way to figure out public opinion, such as a poll, with enough lead time to be able to respond before the project occurs. Director Fillmore commented that citizens are concerned about the congestion on Parrish Lane between 400 West and the interchange. She asked if the Parrish Lane/400 West project would still be considered valuable after eventual interchange improvements are made. There are two Parrish Lane projects on the long-term plan – Parrish Lane/400 West, and an eventual rebuild of the interchange. A majority of the Council indicated a desire to step back and leave the 400 West road alignment where it is at this time, and proceed with the relocation and consolidation of the Dairy Queen/Quick Quack entrance.

1 Director McEwan ended his remote connection at 10:45 p.m. Mr. Thacker provided
2 copies of the RDA FY 2018 Budget and a RDA Fund Analysis for review and future discussion.
3

4 **ADJOURNMENT**

5
6 At 11:01 p.m., Director Ivie made a **motion** to adjourn the RDA meeting. Director Ince
7 seconded the motion, which passed by unanimous vote (5-0).
8
9

10
11
12
13 _____
14 Steve Thacker, RDA Executive Director

_____ Date Approved

15
16
17
18 _____
19 Katie Rust, Recording Secretary

**CENTERVILLE
RDA MEETING
Staff Backup Report
9/19/2017**

Item No. 2.

Short Title: Discuss proposed uses of tax increment for various purposes, including sharing costs of improvements along Quick Quack and Dairy Queen frontage on 400 West Street

Initiated By: Executive Director

Scheduled Time:

SUBJECT

RECOMMENDATION

Approve use of some RDA tax increment funds to participate in the cost of improvements on 400 West Street along the Quick Quack and Dairy Queen frontage.

BACKGROUND

The property immediately north of Dairy Queen has been approved for redevelopment into a Quick Quack Car Wash. The City Engineer has recommended the Dairy Queen entrance be moved further north and consolidated with the Quick Quack entrance to mitigate a current traffic hazard caused by DQ customers waiting in the drive-through line and extending onto 400 West Street. This modification, however, also requires on-site improvements on the DQ property. RDA funds cannot be used for on-site improvements because the DQ and Quick Quack properties are outside the boundaries of the Parrish Gateway Project Area (see attached map). However, 400 West Street is *within* the Project Area, so RDA funds could be used to help with the cost of improvements within the public right-of-way. The Quick Quack developers are willing to pay for the on-site DQ improvements if the City assists with the cost of improvements along the DQ/Quick Quack frontage. The City Manager/RDA Executive Director recommends the RDA contribute the equivalent of the cost of a new sidewalk and relocation of a storm drain inlet. He met with the City Engineer on Monday, September 18 and reviewed the attached "Bond Estimate and Fee Schedule" prepared for the developers. The cost estimate for sidewalk replacement (line 2), two inlet boxes (line 5--to replace the existing inlet in the DQ entrance) and one pedestrian ramp (\$500 from line 6) equals \$8300. This bond estimate does not include all costs Quick Quack would incur relating to the Dairy Queen property--such as re-landscaping along 400 West and on-site alterations of DQ's north parking area. In summary, staff believe the costs Quick Quack will incur for costs relating to DQ--i.e. road frontage and on-site alterations--may exceed the \$8300. Quick Quack representatives have indicated this amount would be a reasonable offer from the City (RDA). The earlier version of the Quick Quack site plan is attached. It was based on the earlier assumption that 400 West Street would be widened at this time. A revised drawing is not yet available, so this same site plan is attached to help staff explain the revisions that will appear on a later version of the site plan.

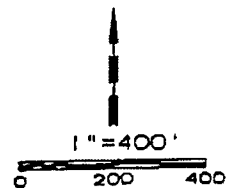
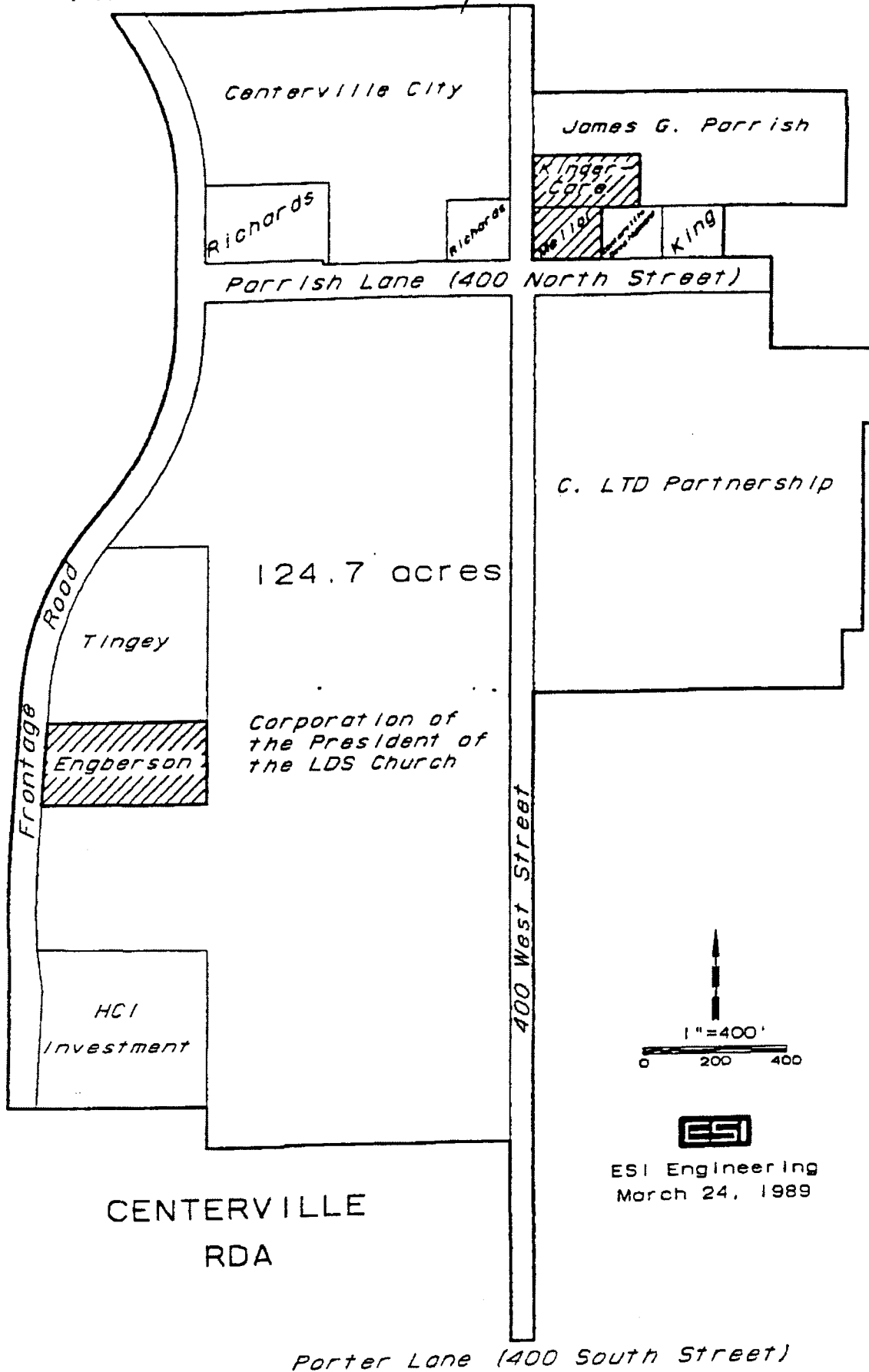
The Executive Director has prepared the attached "RDA Fund Analysis" for reference during this discussion. He will also refer to this document as he informs the RDA Board of other potential uses of RDA funds.

ATTACHMENTS:

Description

- ▣ PLG Project Area Map
- ▣ RDA Fund Analysis
- ▣ RDA FY18 Budget
- ▣ Bond Estimate and Fee Schedule
- ▣ Quick Quack Site Plan - Earlier Version

Parrish Lane Gateway Project Area Boundaries



ESI Engineering
March 24, 1989

RDA FUND ANALYSIS

9/5/2017

FY18 Budgeted Expenses

	<u>PLG</u>	<u>LC</u>	<u>BC</u>	<u>Total</u>
Line items assignable to project areas				
#315 Theatre Reserve Fund	77,400			77,400
#423 Contractual – Dayton West	84,639			84,639
#425 Contractual – Land Rover	26,302			26,302
#430 Contractual – Legacy Crossing		170,000		170,000
#435 Contractual – Tueller/Wright		5,769		5,769
#440 Contractual – Barnard Creek (Pasture)			23,442	23,442
#511 Insurance	14,000 (TRF?)			14,000
#830 Transfer – Additional Increment	206,842			206,842
#840 Transfer – Debt Service (DCPA)	590,688			590,688
#20-5000 1250 W. & Parrish Intersection		45,000		45,000
Line items allocated among 3 project areas	154,424 (77.6%)	32,636 (16.4%)	11,940 (6.0%)	199,000
#210 Public Notices 100				
#310 Professional & Tech 15,000				
#316 Engineering 7,500				
#480 Misc. Supplies 5,000				
#615 Board 8,200				
#620 Admin. Services 163,200				
	199,000			
Total Budgeted Expenses by project area	(1,154,295)	(253,405)	(35,382)	(1,443,082)
<i>FY18 Budgeted Revenue</i> (exc. \$100,000)	<u>1,229,755</u>	<u>260,118</u>	<u>95,123</u>	<u>1,584,996</u>
<i>Revenue available for other uses</i> (exc. \$100,000)	75,460	6,713	59,741	141,914
				(100,000 less than line #420)
<i>Other unbudgeted/potential expenses</i>				
Legacy Parkway Connector Trail (from future tax increment)		\$?		
DCPA HVAC retro-commissioning	30,000 (TRF)			
DCPA various operating expenses	10,000 (TRF?)			
- DC Irrigation				
- Sewer fees				
- UIA monthly fee				
- Fire sprinkler system/elevator insp.				
400 West widening (Quick Quack/DQ)	 ?			
Reverse transfer to DUF for BC culvert ?			69,077	
Parrish Creek Business Park incentive (from future tax increment)			\$?	
Street Maintenance w/in project areas (beyond FY 2018)	\$?	\$?	\$?	
<i>RDA unrestricted cash balance available at 7/1/17:</i>				
• Approx. \$89,000				
<i>Uses of RDA unrestricted cash before FY 2018 tax increment received in March 2018 will require temporary use of restricted cash</i>				
<i>Loans among project areas (TBD)</i>	?	?	?	

REDEVELOPMENT AGENCY
FY 17-18 BUDGET

	2014/15 ACTUAL	2015/16 ACTUAL	2016-2017 12 MONTH ESTIMATE BUDGET		2017-18 DEPARTMENT REQUEST TENTATIVE ADOPTED		
USE OF FUND BALANCE							
20-31-100000 TAX INCREMENT - PARRISH LN.	1,046,267		1,099,983	1,250,000	942,685	942,685	945,513
20-31-150000 TAX INCREMENT - LEGACY XING	129,011		192,947	250,000	250,000	250,000	260,116
20-31-160000 TAX INCREMENT - BARNARD CREEK	0		100,897	130,000	100,897	100,897	95,123
20-36-100000 MISCELLANEOUS REVENUE	0		107,869	0	0	0	100,000
20-36-870000 INSURANCE REIMBURSEMENT	0		3,241	0	0	0	0
20-38-100000 CONTRIBUTIONS/BOUNTIFUL RAP	75,487		79,309	0	0	0	0
20-38-750000 CPT Lease Payments	68,684		80,606	78,000	76,800	76,800	77,400
20-31-200000 ADDITIONAL TAX INCREMENT	163,000		155,520	210,000	206,842	206,842	206,842
BOND PROCEEDS/OTHER							
TOTAL RDA REVENUES	1,482,449	0	1,820,372	1,918,000	1,577,224	1,577,224	1,684,996
20-4000- EXPENDITURES							
20-4000-210.0 PUBLIC NOTICES	46	226	0	100	100	100	100
20-4000-310.0 PROFESSIONAL & TECH	22,031	9,840	21,507	10,000	15,000	15,000	15,000
20-4000-311.0 ATTORNEY SERVICES	0	0	0	0	0	0	0
20-4000-315.0 THEATER RESERVE FUND	0	0	19,255	0	76,800	76,800	77,400
20-4000-316.0 ENGINEERING - MARKETPLACE	9,675	19,525	8,080	7,500	7,500	7,500	7,500
20-4000-319.0 PROF. SERVICES -LEGACY CDA		5,607					
20-4000-410.0 CONTRACTUAL OBLIGATIONS	287,206	181,664	251,119	370,000	315,000	315,000	0
20-4000-420.0 OTHER OBLIGATIONS (LEGACY XING)	0	94,029	146,159	295,978	176,444	176,444	241,914
20-4000-421.0 ADDITIONAL INCREMENT	163,000	0	0	0	0	0	0
20-4000-423.0 CONTRACTUAL - DAYTON WEST	0	0	0	0	0	0	84,639
20-4000-425.0 CONTRACTUAL - LAND ROVER	0	0	0	0	0	0	28,302
20-4000-430.0 CONTRACTUAL - LEGACY CROSSING	0	0	0	0	0	0	170,000
20-4000-435.0 CONTRACTUAL - TUELLER/WRIGHT	0	0	0	0	0	0	5,769
20-4000-440.0 CONTRACTUAL - BARNARD CREEK	0	21,292	18,018	0	0	0	23,442
20-4000-480.0 MISC SUPPLIES	8,280	3,458	3,827	5,000	5,000	5,000	5,000
20-4000-511.0 INSURANCE	1,760	4,858	13,806	12,210	12,450	12,450	14,000
20-4000-615.0 BOARD	8,000		0	8,000	8,200	8,200	8,200
20-4000-620.0 ADMINISTRATIVE SERVICES	143,000	168,000	171,400	163,200	163,200	163,200	163,200
20-4000-740.0 CAPITAL EQUIPMENT	0	5,241	1,775	0	0	0	0
SUBTOTAL	642,998	513,740	654,946	871,988	779,694	779,694	842,466
20-4710							
TRANSFER TO OTHER FUND							
20-4710-830.0 TRANSFER - ADDITIONAL INCREM (UTOPIA)	0	164,725	155,520	155,520	206,842	206,842	206,842
20-4710-840.0 Davis Performing Arts/Transfer	654,421	963,208	593,012	593,012	590,688	590,688	590,688
SUBTOTAL	654,421	1,127,933	748,532	748,532	797,530	797,530	797,530
20-5000							
CAPITAL PROJECTS							
20-5000-100.0 Traffic Signal - Marketplace	0			0	0	0	0
20-5000-150.0 RDA IMPROVEMENTS	0	108,055	4,203	0	0	0	0
20-5000-152.0 Centerville Corporate Park LOT 2	0		6,256	0	0	0	0
20-5000-160.0 SDPAC PROJECT	6,745	43,158	1,389	25,000	0	0	0
20-5000-170.0 Shorelands EDA/Legacy CDA	0			0	0	0	0
20-5000-200.0 1250 & PARRISH INTERSECTION	0	17,864	-1,508	45,000	0	0	45,000
20-5000-500.0 BARNARD CREEK CULVERT	7,726	8,073	1,102	83,000	0	0	0
SUBTOTAL	14,471	177,150	11,442	153,000	0	0	45,000
TOTAL RDA EXPENDITURES	657,469	690,890	1,414,920	1,773,520	1,577,224	1,577,224	1,684,996
EXCESS REVENUES OVER (UNDER) EXPENDITURES	824,980	-690,890	405,452	144,480	0	0	0

**ESI Engineering, Inc.**

3500 South Main, Suite 206
Salt Lake City, Utah
Phone (801) 263-1752
Fax (801) 263-1780

Consulting Engineers & Land Surveyors

PROJECT: QUICK QUACK SITE

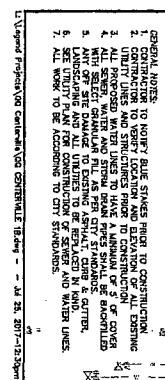
CLIENT: CENTERVILLE CITY

SHEET NO
1 of 1ESTIMATED BY KC
CHECKED BY KCDATE 09-14-17
DATE 09-14-17PROJECT NO.
17-094**BOND ESTIMATE & FEE SCHEDULE**

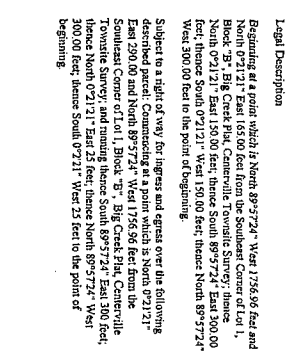
ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT
BOND ESTIMATE					
1	Remove and replace curb and gutter	LF	100	\$25.00	\$2,500.00
2	Remove and replace 6' sidewalk	LF	160	\$30.00	\$4,800.00
3	Stamped / Colored concrete crosswalk	SF	300	\$12.00	\$3,600.00
4	48" Manhole	Each	1	\$2,000.00	\$2,000.00
5	Inlet box	Each	2	\$1,500.00	\$3,000.00
6	Pedestrian Ramp	Each	3	\$500.00	\$1,500.00
7	Asphalt patching 2' wide along front of new curb and gutter	SF	200	\$4.00	\$800.00
8	Street lights	Each	2	\$5,000.00	\$10,000.00
	SUB-TOTAL				\$28,200.00
9	Contingency	20%			\$5,640.00
	TOTAL BOND AMOUNT				\$33,840.00
FEEES					
I.	Inspection Fee	2.05%			\$693.72
II.	Water Development Fee Credit for 1.5" Service	Each	1	(\$12,162.00)	(\$12,162.00)
III.	Water Development Fee for new 2" Service	Each	1	\$20,270.00	\$20,270.00
IV.	Water Lateral Construction Fee for new 2" Service including disconnect of old service	LS	1	\$9,800.00	\$9,800.00
	TOTAL FEE AMOUNT				\$18,601.72

Handwritten: \$8300
500

Note: These estimates were prepared as an opinion of cost based on current trends and construction activity in the area of the project at the time of plan preparation. This estimate is for the City's use to establish a basis for bonding and represents an opinion of what it may cost if the City is required to bid out and construct the project in the future. This estimated is based on plans prepared by the Developer



ENGINEER:	DEVELOPER:
NAME: _____	NAME: _____
COMPANY: _____	COMPANY: _____
LOCAL ADDRESS: _____	LOCAL ADDRESS: _____
ADDRESS: _____	ADDRESS: _____
32 WEST 100 NORTH	60 JUVEN COUNTY PO BOX 367
HEATH CITY, UT 84032	SPRINGDALE, UT 84653
(435) 834-4628	(801) 366-0277



- [illegible]



VICINITY MAP
NTS

ENGINEER:
NAME:
LONNY REED
LEGEND ENGINEERING
ADDRESS:
52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828

SURVEYOR:
NAME:
CORY NEERINGS
LEGEND ENGINEERING
ADDRESS:
52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828

DEVELOPER:
NAME:
DALLAS HAKES
LONESTAR BUILDERS
ADDRESS:
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 509-0277



LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	---
EXISTING FENCE	-x-
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Symbol]
CONCRETE AREA	[Symbol]

SITE DATA

LOT AREA:	45,003	SF (1.03 ACRES)
BUILDING AREA:	3,800	SF ± 8.4%
PAVEMENT AREA:	27,141	SF ± 60.0%
LANDSCAPE AREA:	8,895	SF ± 20.1%
ROW AREA:	5,167	SF ± 11.5%

INTERNAL LANDSCAPE AREA:	479	SF ± 5.3% OF PARKING
INTERNAL PARKING AREA:	9,118	SF ±

ZONING: C-VH (COMMERCIAL-VERY HIGH)

BUILDING DATA

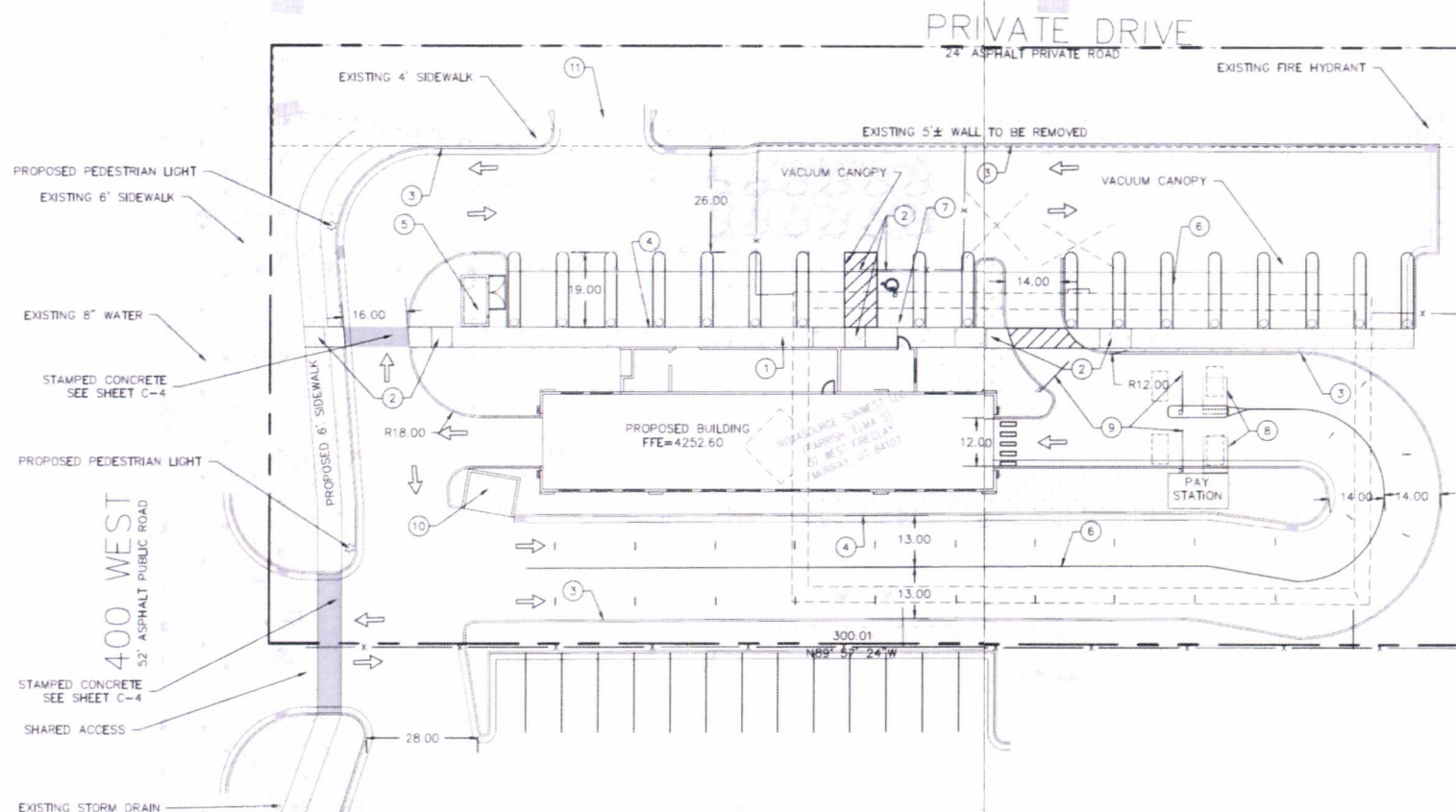
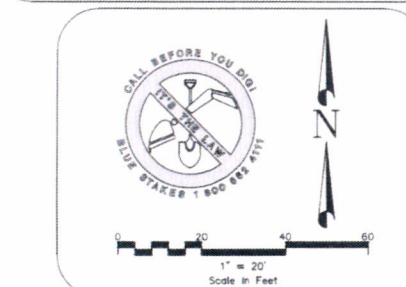
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=0 FEET
SIDE=8 FEET
STREET SIDE=20 FEET

PARKING TABULATION

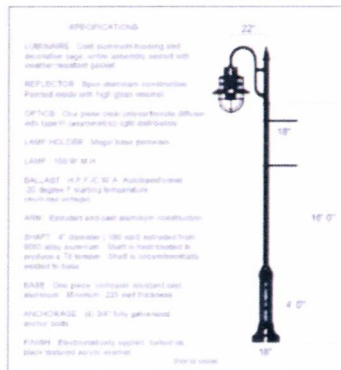
REQUIRED: 1 PER EMPLOYEE
PROVIDED: 2 STALLS
1 ADA STALL

NOTES

1. PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS. SEE SHEET C-4.
3. PROPOSED CURB & GUTTER TYPE E PER APWA PLAN 205. SEE SHEET C-4.
4. PROPOSED CURB TYPE P PER APWA PLAN 209. SEE SHEET C-4.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPIES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.
11. PROPOSED FLARE DRIVE APPROACH PER APWA PLAN 221. SEE SHEET C-4.



PEDESTRIAN LIGHT DETAIL



- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER.
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

LEGAL DESCRIPTION:

Beginning at a point which is North 89°57'24" West 1756.96 feet and North 0°21'21" East 165.00 feet from the Southeast Corner of Lot 1, Block "B", Big Creek Plat, Centerville Townsite Survey; thence North 0°21'21" East 150.00 feet; thence South 89°57'24" East 300.00 feet; thence South 0°21'21" West 150.00 feet; thence North 89°57'24" West 300.00 feet to the point of beginning.

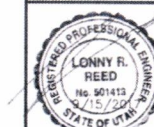
Subject to a right of way for ingress and egress over the following described parcel: Commencing at a point which is North 0°21'21" East 290.00 and North 89°57'24" West 1756.96 feet from the Southeast Corner of Lot 1, Block "B", Big Creek Plat, Centerville Townsite Survey; and running thence South 89°57'24" East 300 feet; thence North 0°21'21" East 25 feet; thence North 89°57'24" West 300.00 feet; thence South 0°21'21" West 25 feet to the point of beginning.

400 NORTH
79' ASPHALT PUBLIC ROAD

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



QUICK QUACK CENTERVILLE
SITE PLAN
518 N 400 W, CENTERVILLE, UTAH



SHEET:
C-1
DATE:
Sep 15, 2017