



CENTERVILLE CITY

250 North Main • Centerville, Utah 84014-1824 • (801) 295-3477 • Fax: (801) 292-8034

Incorporated in 1915

Mayor

Paul A. Cutler

City Council

Ken S. Averett

Tamilyn Fillmore

John T. Higginson

Stephanie Ivie

Lawrence Wright

City Manager

Steve H. Thacker

CENTERVILLE CITY TRAILS COMMITTEE AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY TRAILS COMMITTEE WILL HOLD A MEETING AT 8:00 P.M. ON THURSDAY, FEBRUARY 19, 2015 IN THE CITY HALL BUSINESS OFFICE CONFERENCE ROOM AT, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

A. ROLL CALL

B. BUSINESS

1. Welcome
2. Minutes Review and Approval – January 15, 2015 meeting
3. Centennial Trail events update
4. Trail Chiefs and committee vacancies
5. Trails Master Plan review
6. Other business
7. Next Meeting: March 19, 2015

Potential topics:

C. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder



PRELIMINARY DRAFT

Minutes of the Centerville City Trails Committee meeting held Thursday, January 15, 2015 at 8:00 p.m. in the City Hall Administrative Conference Room, 250 North Main, Centerville, Utah.

MEMBERS PRESENT

Denise Cox
Mark Dimond
Matt Johnson
Alan Peterson, Chair
Mikael Remington
Thomas Tasker
Rick Turner

STAFF PRESENT

Bruce Cox, Parks and Recreation Department
Stephanie Ivie, City Council Liaison
Connie Larson, Recording Secretary

FOLLOW UP TO VOLUNTEER PROJECTS MASTER LIST

Denise Cox reported she has generated a new Volunteer Projects Master List, and she will bring it to the next meeting. Matt Johnson reported Sam Huff did a 20-hour service project where he picked up trash on multiple trails in the area. Eric Staples is a Boy Scout who did his Eagle Scout Project covering graffiti on George Haddad's property, and also installed "No Trespassing" signs on the Firebreak Road.

REPORT ON BIKE LANE PROJECTS

Bruce Cox, Parks and Recreation Director, reported on the following bike lane projects.

Pages Lane: West Bountiful has received a grant to paint designated bike lanes on Pages Lane from Main Street west to the Legacy Trail. West Bountiful is coordinating with Bountiful and Centerville Cities to continue the bike lanes east to Main Street. East of Main on Pages Lane is narrower and when new development occurs at the old Dick's site and others, bike lanes can be incorporated to connect to 400 East.

Parrish Lane Overpass: Construction will begin on the pedestrian overpass this spring. The bridge should be completed by August or September. The project will begin at the 7-11 Store corner and end at 1250 West.

North Frontage Road: Centerville was awarded a grant from the Wasatch Front Regional Council to widen the Frontage Road. As part of this project, there will be two designated bike lanes constructed on each side of the road. The storm drain culverts will need to be extended under the frontage road, which is very costly. The grant money for the project is scheduled to be available in 2018.

PRELIMINARY DRAFT

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1 Mr. Cox asked the Trails Committee to review the Bike Lane Master Plan to make sure
2 that 400 East to Main on Chase Lane are part of the east/west bike lane connections. Centerville
3 is doing a project entitled "Complete Streets" that is intended to have all of the bike lanes in
4 Centerville as part of its Master Plan.

5 6 **CENTENNIAL CELEBRATION EVENTS UPDATE**

7
8 Denise Cox reported on the two activities the Trails Committee will be involved for the
9 Centennial Celebration.

10
11 Royce Allen will conduct an historic hike at the Parrish Trail Head on June 15th at 6:30
12 p.m. Rick Turner will plan and coordinate hikes on the trails in Centerville during the summer.
13 The dates for these hikes will be finalized at a future meeting. The Trails Committee will have a
14 4th of July booth that they will share with the Landmarks Commission. The 4th of July festivities
15 will be the culmination for the Centennial Celebration.

16
17 The Committee discussed having an ongoing activity as part of the Centennial Celebration.
18 This activity would be to walk/run or bike/hike (or both) 100 miles in Centerville. There will be
19 pins that citizens can earn when they complete the required 100 miles. An Eagle Scout project
20 could be to have a Boy Scout use a GPS to track the mileage of the trails in Centerville. Mikael
21 Remington will research how to make a digital log book on the City website for people to track
22 their mileage for these activities.

23 24 **TRAIL CHIEFS**

25
26 Matt Johnson reported Darren Brunner, Brady Lee, Lori Reynolds, and Glenn Gunnell have
27 expressed an interest in serving as Trail Chiefs. These individuals will be invited to the March
28 meeting to meet the Committee, and inform them of the responsibilities they would be required to
29 do. The Committee will make a list of responsibilities for the Trail Chiefs at the February meeting.

30 31 **OTHER**

32
33 Rick Turner reported he is talking frequently with George Haddad. Citizens would like to
34 have the trail to a waterfall, opened on Mr. Haddad's property where he closed it, and Mr. Turner
35 suggested in vain allowing guided tours one day a week on his property. Some people are hiking
36 on the trail and ignoring Mr. Haddad's "No Trespassing" signs. Rick will continue to negotiate
37 with Mr. Haddad.

38
39 Thomas Tasker announced this will be his last meeting, as he will be serving a one year
40 mission to New Zealand beginning in March.
41

PRELIMINARY DRAFT

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NEXT MEETING

The next Trails Committee meeting will be held on Thursday, February 19th, 2015 at 8:00 p.m. in the Administrative Conference Room at City Hall.

ADJOURN

At 9:10 p.m., Thomas Tasker made a **motion** to adjourn the meeting. Matt Johnson seconded the motion, which was passed by unanimous vote (7-0).

Alan Peterson, Chair

Date Approved

Connie Larson, Recording Secretary

Parks Capital Improvement Plan

			Impact Fee Eligible	
HIGH PRIORITY				
-1 Trail Improvements	D&RG Trail Match	\$ 40,000	\$ 40,000	<i>Done</i>
-2 Freedom Hills Park	Phase 6: Basketball/Frisbee Golf	\$ 75,000		
	Tennis Court	\$ 100,000		
-3 Island View Park	Remove, Rehab, or Retrofit Handball Courts	\$ 5,000		
	Renovate Tennis Courts	\$ 150,000		
	Construct New Restroom/Pavilion on Upper Level/Replace Playground	\$ 200,000		
-4 Community Park Expansion	Phase 1: Concept Planning and Design	\$ 20,000	\$ 20,000	✓
	Phase 2: Grading	\$ 50,000	\$ 50,000	✓
	Phase 3: Drainage and Utilities	\$ 100,000	\$ 100,000	✓
	Phase 4: Irrigation and Seed	\$ 500,000	\$ 500,000	
	Phase 5: Parking and Path (.26 miles)	\$ 150,000	\$ 150,000	
-5 Community Park Other Improvements	Additional Lighting in Parking Lots *	\$ 25,000		
	Small Bowery	\$ 35,000		
	Ballfield Lights/Scoreboards	\$ 160,000		
	Tennis Court	\$ 100,000	\$ 100,000	
	Basketball	\$ 75,000		
-6 Other Citizen Suggested Projects	Splash Pad	\$ 250,000		
MEDIUM PRIORITY				
-7 Parrish Creek Parkway (i.e. "Pond" Area)	Phase 2&3	\$ 150,000	\$ 150,000	
-8 Trail Improvements	Bonneville Shoreline Trail North End - nonmotorized	?		
	Other Bike Lanes - striping	?		
LOW PRIORITY				
-9 Porter-Walton Park	Toddler Swing	\$ 3,000		
	Water Feature	?		
-10 Porter Lane Enhancement	Main to 200 West	?		
-11 Frontage Road Parkway	Developer Widened Road bike lane <i>Full cost \$1,040,000</i>	\$ 50,000		✓
	West Side Landscaping	\$ 400,000		
	Bike lanes <i>local match for grant</i>	\$ 330,000	<i>90,000</i>	<i>100,000</i>
-12 Future Park(s) (Location Not Yet Determined)	Purchase of Property (7.21 acres)	\$ 680,000	\$ 205,000	
	Phase 1: Concept Planning and Design	\$ 20,000	\$ 6,000	
	Phase 2: Grading	\$ 60,000	\$ 18,000	
	Phase 3: Drainage and Utilities	\$ 120,000	\$ 36,000	
	Phase 4: Irrigation and Seed	\$ 600,000	\$ 180,000	
	Phase 5: Parking and Path	\$ 150,000	\$ 45,000	
-13 Park Amenities	Pavilion, Restroom, and Playground <i>300,000</i>	\$ 200,000	\$ 200,000	<i>300,000</i>
-14 City Hall/Founders Park Expansion	Purchase and Improve .98 Acres	\$ 700,000	\$ 700,000	
Total Improvements		\$ 5,498,000	\$ 2,500,000	

POTENTIAL FUNDING SOURCES

- 1 Future Park Impact Fees/Developer Contributions
- 2 Grants
- 3 General Fund
- 4 Rap Tax
- 5 Recreation District
- 6 Dedicated Property Tax

* Priorities?
* Missing improvements?

Rap tax Rev. 350K 400K / year.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

TABLE D: PARK IMPACT FEE FACILITIES PLAN

Park/Trail	Description	Cost
Trail Improvements	D&RG Trail Match (pave 1.34 miles)	\$ 40,000
Community Park Expansion (6.0 acres)	Total	\$ 820,000
	Phase 1: Concept and Design	\$ 20,000
	Phase 2: Grading	\$ 50,000
	Phase 3: Drainage and Utilities	\$ 100,000
	Phase 4: Irrigation and Seed	\$ 500,000
	Phase 5: Parking and Path (pave .26 miles)	\$ 150,000
Parrish Creek Parkway (1.5 acres)		\$ 150,000
Future Park(s) (Location Not Yet Determined)*	Total	\$ 490,000
	Purchase of Property (2.16 acres)	\$ 205,000
	Phase 1: Concept and Design	\$ 6,000
	Phase 2: Grading	\$ 18,000
	Phase 3: Drainage and Utilities	\$ 36,000
	Phase 4: Irrigation and Seed	\$ 180,000
	Phase 5: Parking and Path (pave .35 miles)	\$ 45,000
Park Amenities (Sport Court, Pavilion/Restroom, Playground)		\$ 300,000
City Hall/Founders Park Expansion (.98 acres)	Purchase and Improve	\$ 700,000
	Total	\$ 2,500,000

Included in the Park IFFP are 10.64 acres of developed parks, park amenities including 1 pavilion/restroom, playground, and sport court and 1.95 miles of paved trails needed to maintain the current LOS in Centerville for parks, park amenities and trails with the additional 3,815 future residents.

*The Parks CIP shows Future Park(s) at 7.21 additional acres, this is based on a park standard of 3.24 acres per 1,000 residents. The Park IFFP shows 2.16 acres; this is the portion of the Future Park(s) required to maintain the adjusted LOS of 2.79 acres of developed parks per 1,000 residents.

FUNDING

Centerville will use park impact fees as the primary source of revenue for new parks, park amenities and trails identified in the Park IFFP in an effort to maintain the LOS. Impact fees are necessary to achieve an equitable allocation of costs incurred as a direct result of new growth.

At the discretion of the City and in accordance with the applicable ordinances, General Plan and Parks CIP, a developer may choose to donate land for parks and trails in lieu of paying park impact fees. The City would determine if a potential donation would meet City needs and determine the fair market value of the donation.

Because commercial development is assumed to create no new demand for developed parks, park amenities or paved trails, only residential development will be charged a park impact fee.

CASH FLOW ANALYSIS FOR PARKS, PARK AMENITIES AND TRAILS

The cash flow summary shown below in Table E indicates impact fee revenue and expenditures necessary to meet demand for growth-related parks, park amenities and trail facilities. This cash flow analysis is for illustrative purposes only and is based on the Park IFFP and maximum justified park impact fee; The City

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

Council will determine the actual timing and costs of specific park improvements and trails as well as the actual amount of the park impact fee.

Population estimates are based on demographic projections provided by the GOPB, building permit information and assume Centerville will grow at the same rate as Davis County. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the cash flow and timing of projects.

TABLE E: CASH FLOW ANALYSIS

Year	Population	New Units	Impact Fee Revenue	Park/Trail Project (Identified in IFFP)	Capital Costs	Surplus (Deficit)
2013	16,600	83	\$ 170,781.89	D&RG Trail Match; Community Park Exp P1 & 2	\$ 110,000.00	\$ 60,781.89
2014	16,859	82	\$ 168,724.28	Community Park Exp P3	\$ 70,000.00	\$ 129,506.17
2015	17,115	82	\$ 168,724.28			\$ 298,230.45
2016	17,368	81	\$ 166,666.67	Community Park Exp P4	\$ 500,000.00	\$ (35,102.88)
2017	17,618	80	\$ 164,609.05	Community Park Exp P5	\$ 150,000.00	\$ (20,493.83)
2018	17,866	79	\$ 162,551.44	Parrish Creek Parkway	\$ 150,000.00	\$ (7,942.39)
2019	18,111	78	\$ 160,493.83			\$ 152,551.44
2020	18,344	74	\$ 152,263.37	Future Park Purchase	\$ 205,000.00	\$ 99,814.81
2021	18,573	73	\$ 150,205.76	Future Park P1 & 2	\$ 24,000.00	\$ 226,020.58
2022	18,799	72	\$ 148,148.15	Future Park P3 & 4	\$ 216,000.00	\$ 158,168.72
2023	19,022	71	\$ 146,090.53	Future Park P5	\$ 45,000.00	\$ 259,259.26
2024	19,242	70	\$ 144,032.92	Park Amenities	\$ 300,000.00	\$ 103,292.18
2025	19,459	69	\$ 141,975.31			\$ 245,267.49
2026	19,674	68	\$ 139,917.70			\$ 385,185.19
2027	19,885	67	\$ 137,860.08			\$ 523,045.27
2028	20,093	66	\$ 135,802.47	Founders Park Expansion	\$ 700,000.00	\$ (41,152.26)
2029	20,154	20	\$ 41,152.26			\$ 0.00
Total			\$ 2,500,000.00		Balance	\$ 0.00

The Impact Fee Act requires that any funds collected by impact fees be used within six years of collection and must be used for projects identified on the Park IFFP. This cash flow analysis assumes park improvements outlined on the Park IFFP would take place in a timely manner as development occurs and impact fees are collected. However, if City Council chooses to accelerate the construction of park improvements, they could ask voters to approve a bond issue. Any related indebtedness could then be paid, at least in part, with future park impact fees as they become available.