

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

Tamlyn Fimore

John T. Higginson

Stephanie Ivie

Lawrence Wright

City Manager

Steve H. Thacker

interoffice MEMORANDUM

To: Mayor Cutler
City Council
CC: Department Heads
Planning Commission
From: Steve H. Thacker, City Manager *S. Thacker*
Subject: City Manager's Summary of January 6, 2015 Council Meeting
Date: December 31, 2014

5:30 Work Session re: West Centerville Neighborhood General Plan Amendments -- The Council will meet at 5:30 in a work session to receive a briefing about the work done under the direction of the Oversight Steering Committee pertaining to the update of the General Plan for an area west of I-15 and south of Parrish Lane. As agreed to earlier by the City Council, this will be an educational session and will **not** be a discussion of the Planning Commission's recommendations for amendments to the General Plan and related zoning ordinances. City and WFRC staff will present the transit and land use analyses performed under the direction of the Oversight Steering Committee, the Preferred Scenario, and a macro view of mixed use purpose and design. At the conclusion of the work session, the City Council can decide the process for considering the Planning Commission's recommendations.

7:00 Regular City Council Meeting

E.1. Presentation from CenterPoint Legacy Theatre -- Jan Davis, CenterPoint's Executive Director, will present a check to the City Council, in the amount of \$39,750. This represents CenterPoint's final payment to fully satisfy its \$500,000 "Construction Cost Obligation" as stated in the Operating Lease governing its use of the Davis Center for the Performing Arts. The deadline for completing this obligation, per the Lease, is June 30, 2015. This payment will be deposited into the RDA Fund, which is contributing to debt service payments until 2021.

E.2. Minutes Review and Acceptance -- The minutes to be approved are enclosed.



- E.3. **Public Hearing—Woods Park PDO Final Amended Subdivision Plan** – The developer of this new residential development, located at the corner of Lund Lane and the Frontage Road, wants to add more options to the approved list of exterior home designs for this subdivision. Since this is a Planned Development Overlay (PDO) project, exterior designs are part of what must be approved. The Planning Commission unanimously recommended approval.
- E.4. **Discuss Sign Ordinance issues relating to elections** – Mayor Cutler will ask the Council if they want staff to revisit the Sign Ordinance as it pertains to election campaign signage. During the 2013 election, there were several complaints and enforcement issues relating to campaign signs. The City Attorney and Community Development Director will both be present for this discussion.
- E.5. **Proposal to purchase speed detection signs** – Mayor Cutler is requesting funding to purchase two speed detection signs. He would like these to be moved around the community from time to time to enhance pedestrian safety by encouraging motorists to self-regulate their speed. The cost for two would be approximately \$6000. Two would be used at the same location to detect speeds in both directions.
- E.6. **Review employee leave benefits** – Several months ago the City Council directed staff to prepare an analysis of the City's paid leave benefits, comparing these benefits to those in other Utah cities. In addition, the City Manager would like to discuss with the Council his concerns about the increasing financial liability associated with the long-term sick leave benefit, and some ideas for containing that cost in the future.
- E.7. **Mayor's Report** – The City Council will meet with State Legislators representing Centerville in a work session on January 20 to discuss anticipated issues in the 2015 Legislative Session that may affect our City. Mayor Cutler and I have prepared a tentative list of issues for the Council to consider in advance of the work session.
- E.8. **City Manager's Report** – I hope to have cost estimates, per the Council's earlier request, for some modifications suggested by Assistant Police Chief Paul Child that he believes may enhance safety during an "active shooter" incident. I will also report on several staff projects.
- E.9. **Miscellaneous Business** – Council members are invited to review the information about "Local Officials Day at the Legislature" on January 28, sponsored by the ULCT, and let Marsha know by January 21 if you want to attend.
- E.10. **Closed Meeting** – The City Attorney requests a closed meeting to update the Council on pending or reasonably imminent litigation.

Mayor
City Council
Department Heads
Planning Commission
December 31, 2014
Page 3

E.11. Appointments to City boards and committees—Mayor Cutler may recommend appointments to City boards and committees.

Potential Agenda Items for January 20, 2015 City Council meetings (subject to change):

- Work session with State Legislators representing Centerville
- West Side Neighborhood General Plan and Zoning Ordinance amendments
- Community Foundation—mission statement and appointment of Board members
- Biotron tax increment assistance agreement (RDA meeting)
- Presentation from auditors of FY 2014 Audit/Comprehensive Financial Report
- Financial report for six-month period ending Dec. 31, 2014
- Liaison report from Councilwoman Ivie re: Trails Committee and Landmarks Commission
- Resolution amending Subdivision Specifications and Standards

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JANUARY 6, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 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:

- 5:30 Work Session Regarding West Centerville Neighborhood General Plan Amendments
- 7:00 **A. ROLL CALL**
 (See City Manager's Memo for Summary of Meeting Business)
- B. PLEDGE OF ALLEGIANCE**
- C. PRAYER OR THOUGHT**
 Councilman Ken Averett
- 7:05 **D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.**
- E. BUSINESS**
- 7:10 1. Presentation from CenterPoint Legacy Theatre
- 7:15 2. Minutes Review and Acceptance
 December 16, 2014 work session and regular City Council meeting minutes
- 7:15 3. Public Hearing - Woods Park PDO Final Amended Subdivision Plan Approval

Consider Approval of Woods Park PDO Final Subdivision Plan Amendments to Include Additional Home Designs.

- | | | |
|------|-----|--|
| 7:25 | 4. | Discuss Sign Ordinance Issues Relating to Elections |
| 7:40 | 5. | Consider Proposal to Purchase Speed Detection Sign |
| 7:50 | 6. | Review Employee Leave Benefits |
| 8:20 | 7. | Mayor's Report |
| | a. | Identify topics for work session with State Legislators |
| 8:30 | 8. | City Manager's Report |
| | a. | Cost estimates for City Hall safety improvements |
| | b. | Update re staff projects |
| 8:45 | 9. | Miscellaneous Business |
| | a. | Local Officials Day at Legislature |
| 8:50 | 10. | Closed meeting for purpose of discussing pending or reasonably imminent litigation or other reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended |
| 9:10 | 11. | Possible action following closed meeting, including appointments to boards and committees or direction to Staff |

F. ADJOURNMENT

Items of Interest (i.e., newspaper articles, not items on agenda) Posted in-meeting information

This tab may include meeting presentations/information not previously posted in packet for 1/6/2015.

**CENTERVILLE
WORK SESSION
Staff Backup Report
1/6/2015**

Item No.

Short Title: Work Session Regarding West Centerville Neighborhood General Plan Amendments

Initiated By:

Scheduled Time: 5:30

SUBJECT

Background Briefing Regarding West Centerville General Plan Amendments and Discussion of Process for City Council Review and Decision-Making

RECOMMENDATION

Provide Staff time to present background information from Wasatch Front Regional Council and Oversight Committee process and recommendations.

BACKGROUND

Staff will present background information and summary regarding process for proposed West Centerville Neighborhood General Plan amendments. Discussion topics will include:

- The role of Wasatch Front Regional Council and the assistance grant partnership and 2040 Plan
- Explanation of the Preferred Scenario
- Macro view of mixed use purpose and design

ATTACHMENTS:

Description

- D WCN Survey Results

*Future Job
Center*

*Close to
Station Park &
Hill Air Force Base*

*Access to
Regional
Trail
System*

*Easy Access to an
International
Airport*

*Access to
Daily Living
Needs*

*Close to
Salt Lake City*



Google earth

2662 ft

1993

Imagery Date: 6/4/2013 40°54'57.58" N 111°53'37.38" W elev 4244 ft eye alt 16867 ft



West Centerville Neighborhood General Plan Update Survey Results

Background

- Voluntary online survey
- Major source of resident input
- Heard preferences and concerns





2. The current zoning for this neighborhood district allows for storage, manufacturing, and industrial facilities. How important is it to you that these uses are maintained in the future plan?

☐ Very important

☐ Important

☐ Not important

☐ Don't Care

[Prev](#) [Next](#)

Methodology

Help Shape the Future of West Centerville!

The Neighborhood

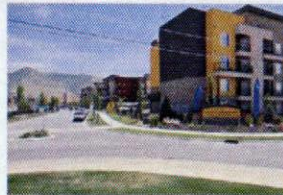
The West Centerville Neighborhood (shown below) is located just east of Legacy Parkway, south of Parrish Lane. Currently, the area's zoning allows for storage, manufacturing, and industry. Just adjacent to the site, a Megaplex theatre was built along with multi-family housing (shown right). An aerial image of the site is shown below.

Why Plan?

Planning for the future allows us to look at our potential and choose the way we grow as a city and proactively plan for the future and quality of life we hope to maintain. Centerville and surrounding areas are growing rapidly along with the Wasatch Front Region. Planning our places and centers will guide this growth in a productive, economically beneficial direction. By shaping the neighborhood's plan we are enabling Centerville residents to have more transportation and housing choices.

The Wasatch Choice for 2040

The Wasatch Choice for 2040 Vision supports collaboration across our metropolitan area. It recommends the creation of vibrant town centers coordinated with our expanding transportation network. The Wasatch Choice for 2040 provides a set of tools and resources to aid municipalities as we chart our own course. Tools such as the Envision Tomorrow Plus software and the implementing Centers guide are being used in Centerville to analyze the area's needs and help us understand the impacts of the decisions we might make.



The Process

Our aim is to ensure that every voice is heard and all options are explored in updating the West Centerville Neighborhood plan (give feedback by filling out the neighborhood questionnaire below). A variety of scenarios are being considered which incorporate resident ideas, explore the impacts of how the area might change, and understand the potential role for public transportation. The intended outcome is a general plan update that represents the desires of the residents, the needs of the area, and considers the Wasatch Choice for 2040 vision.

Get Involved!

Please take two minutes to complete this online survey.

www.surveybunker.com/3LYZRX3

We will also be conducting a public open house in August, at which your attendance is encouraged. Please watch the Centerville website for this date and further announcements.

For More Information

Visit these websites:

www.centervilleut.com

www.wasatchchoice2040.com

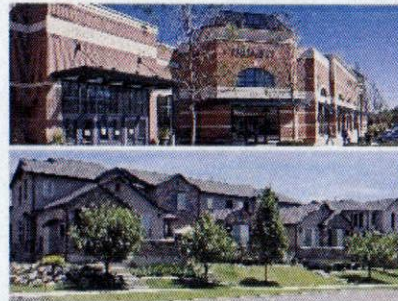
or contact Community Development Director,

Cory Snyder: corysnyder@centervilleut.com

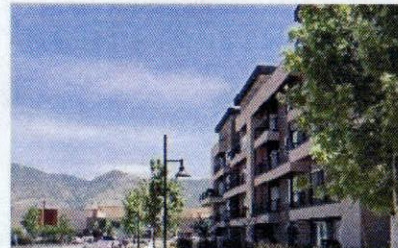
Centerville City Public Works • 655 North 1250 West, Centerville, Utah 84014 • (801)292-8232



A:



B:



C:



A:



B:



C:



Survey Results

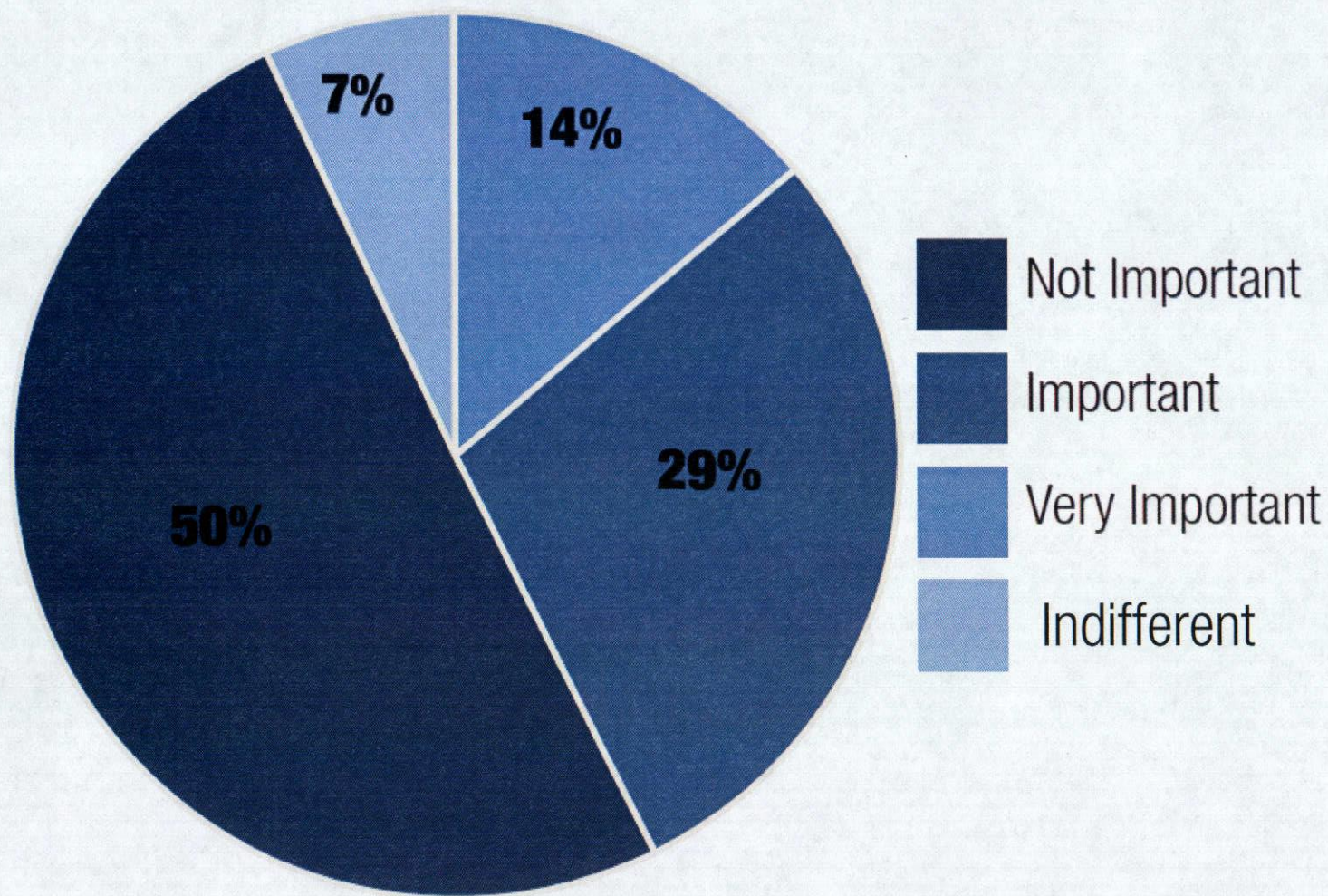
s n a p s h o t

181
responses
583
comments

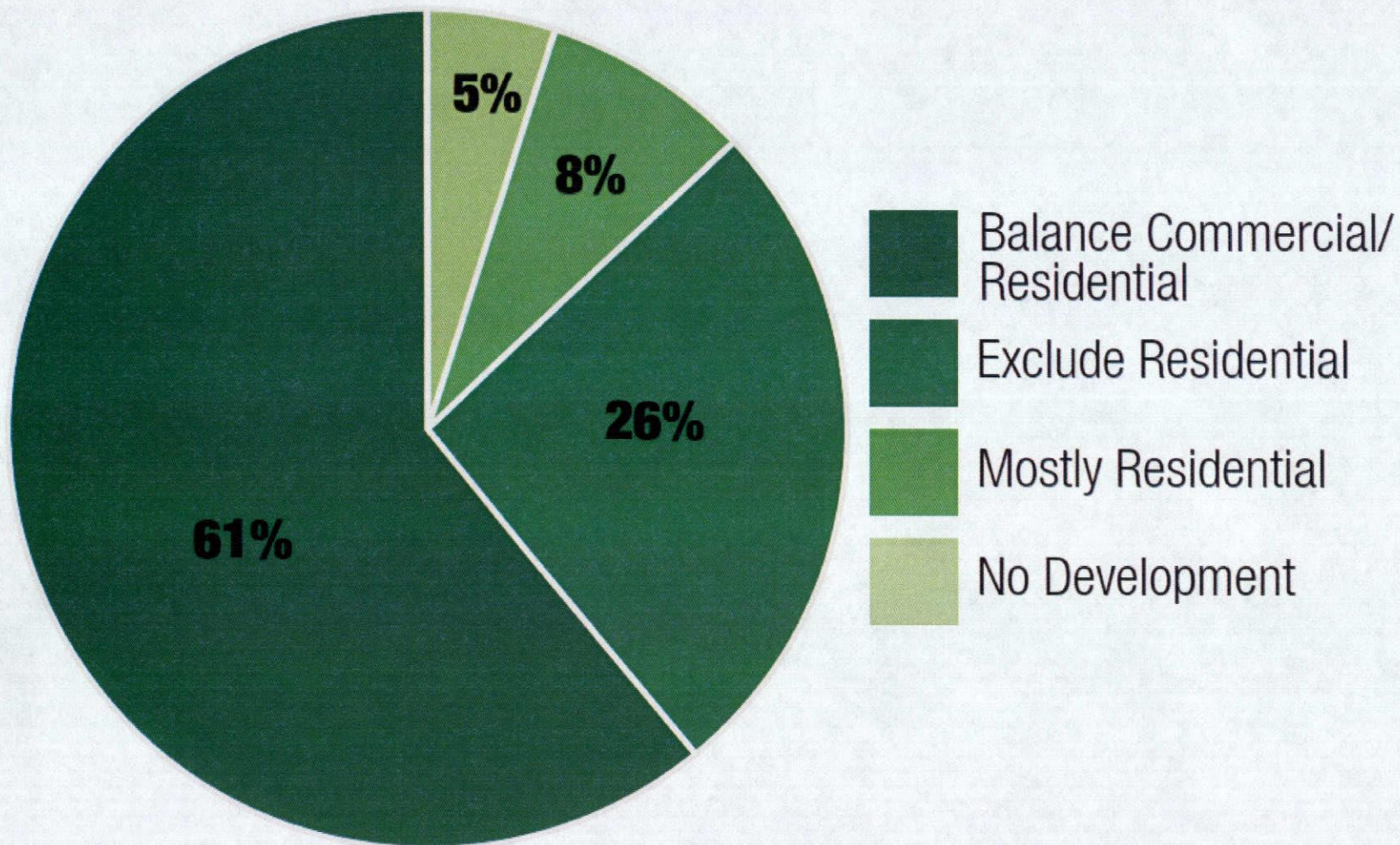
QUESTION TOPICS

- Wasatch Choice for 2040
- Zoning
- Development
- Transit & trail use
- Travel habits & options

Existing Zoning

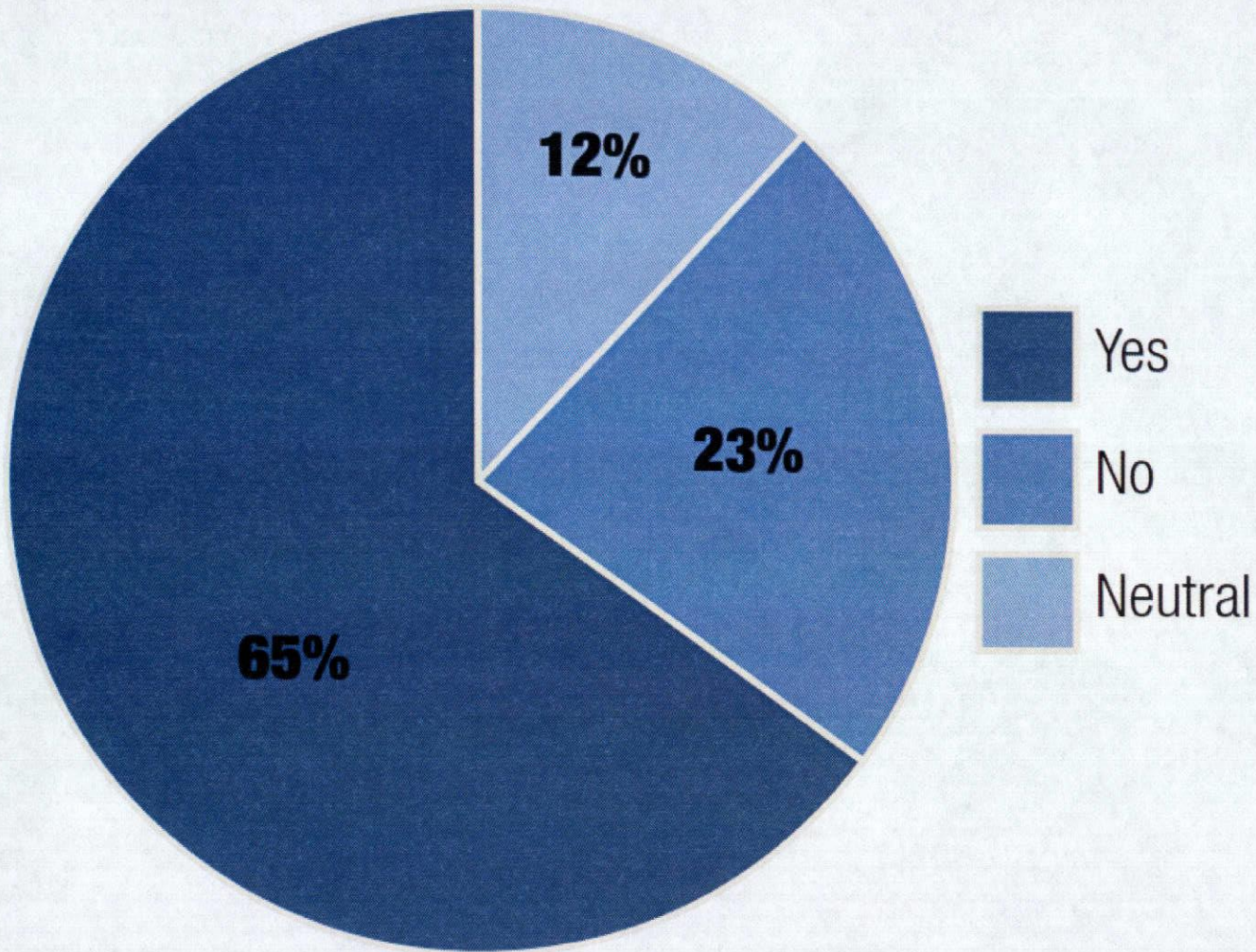


Residential



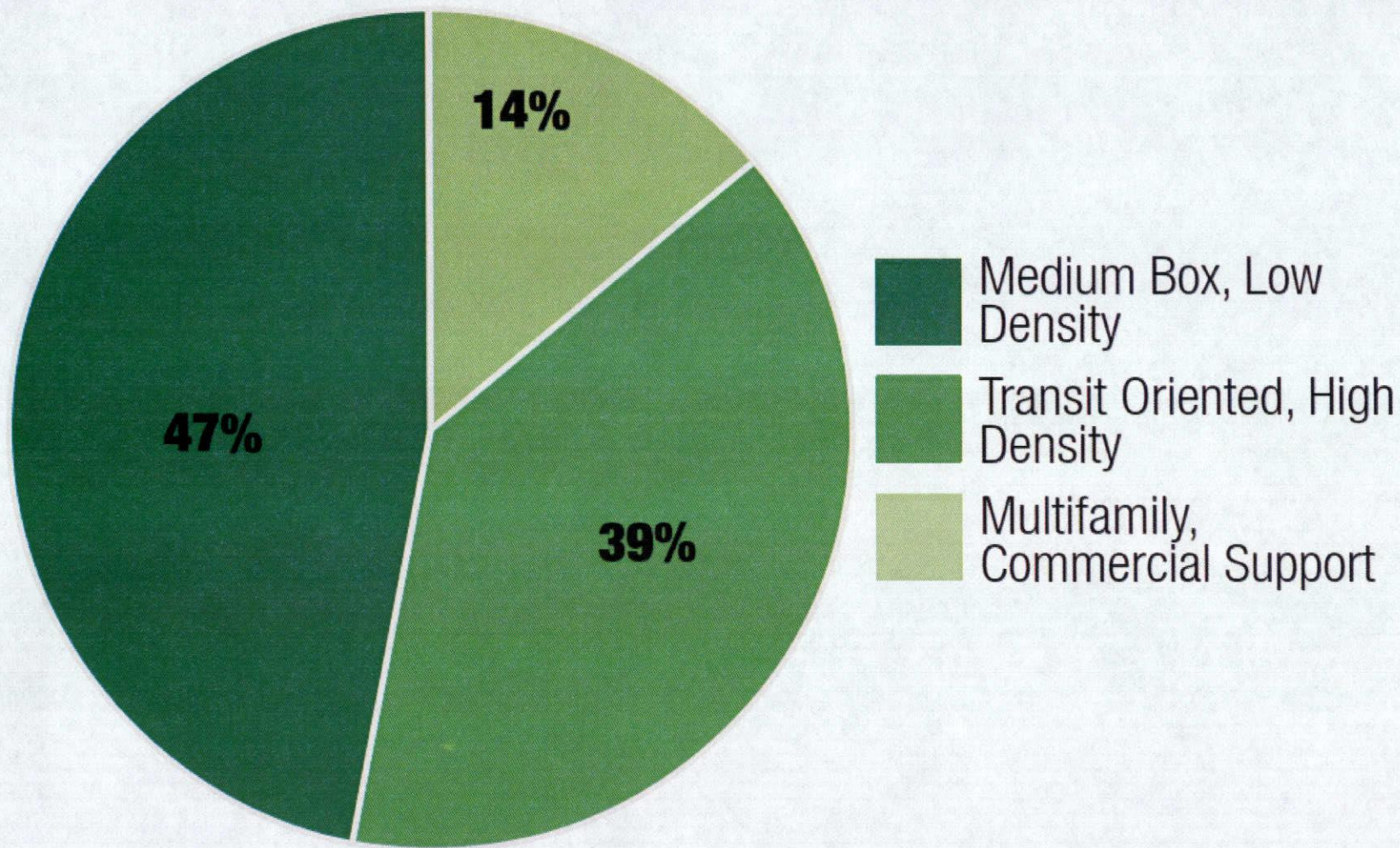
Recent Development

+ the need for more like it



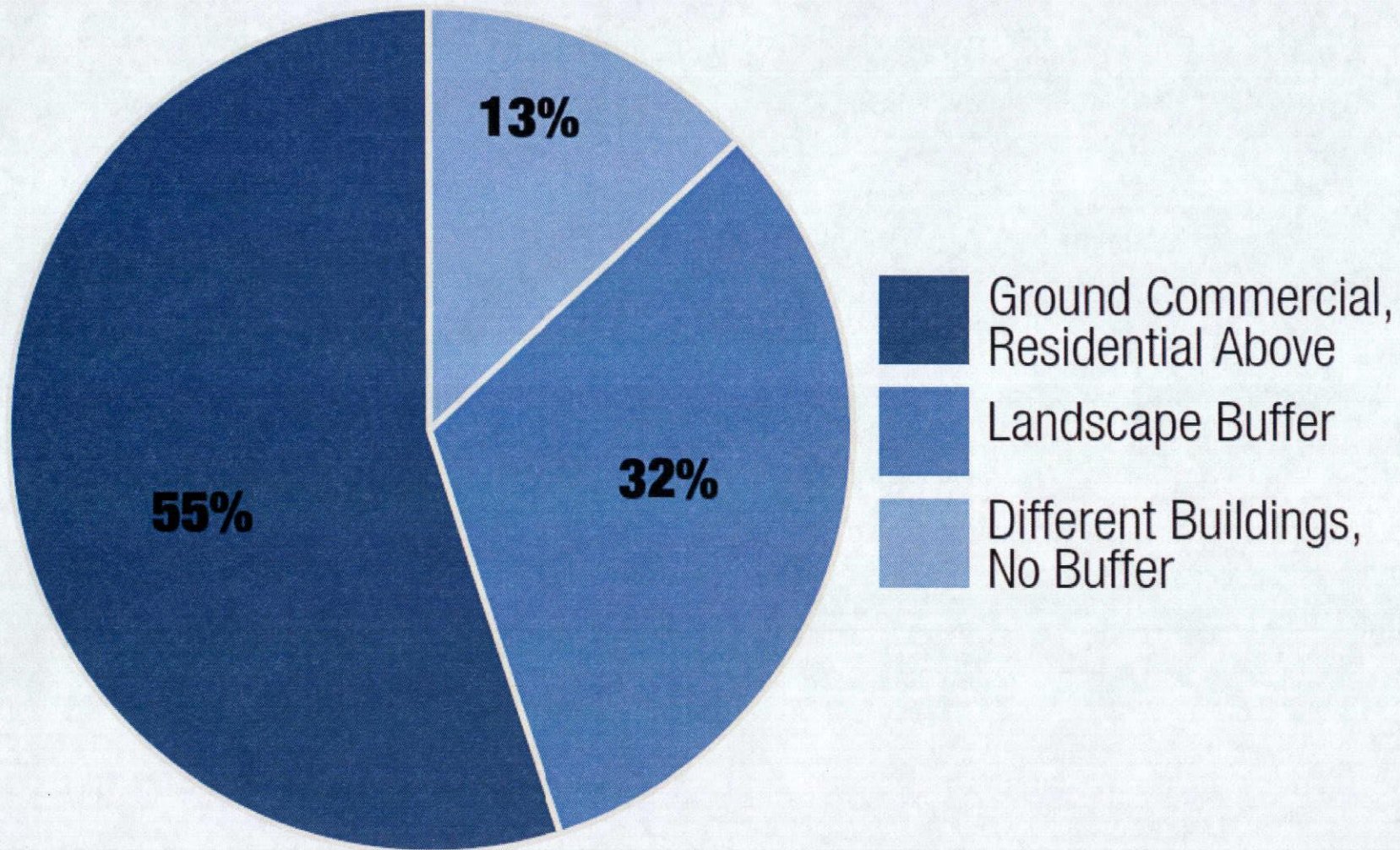
Development

P r e f e r e n c e

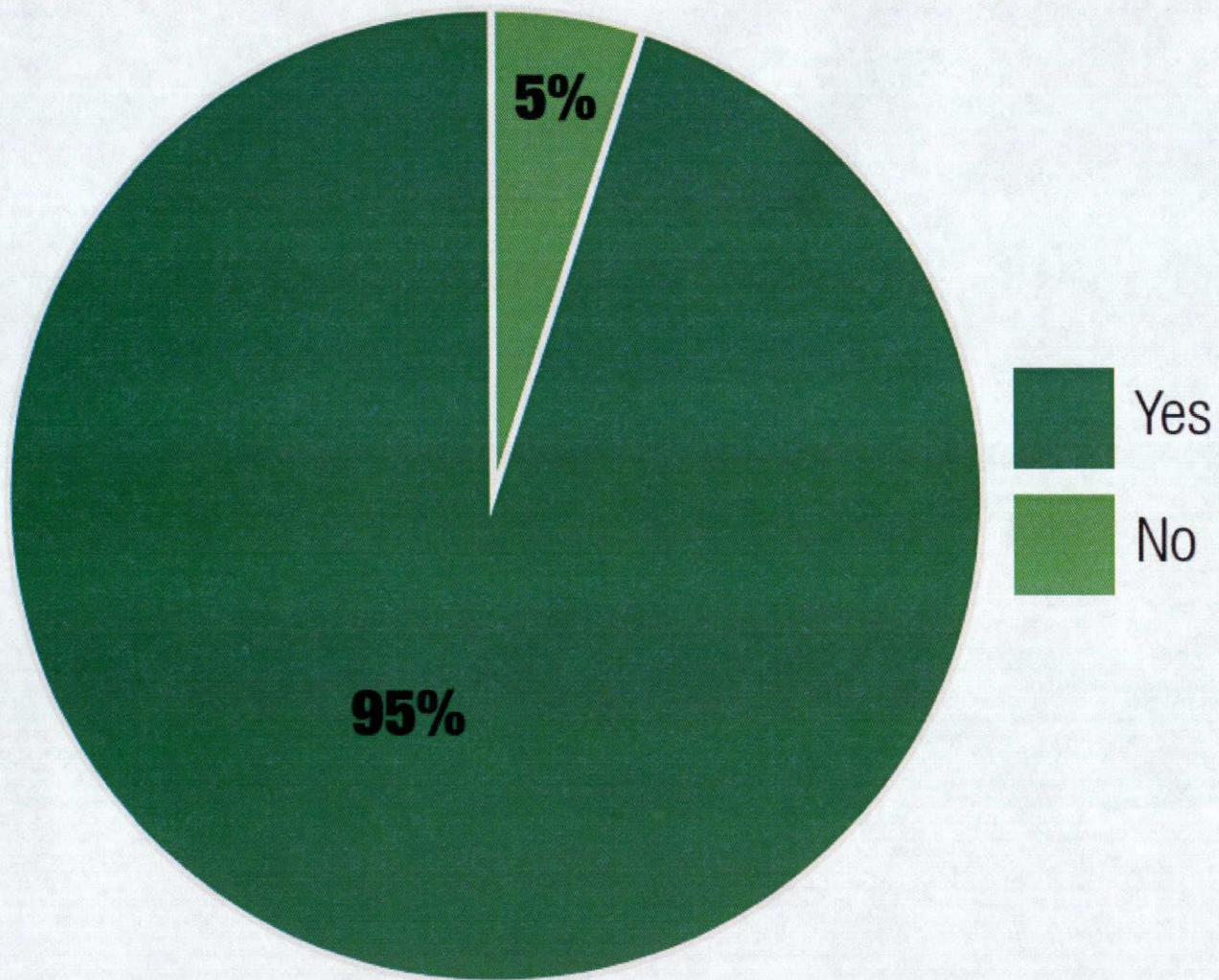


Mixed Use

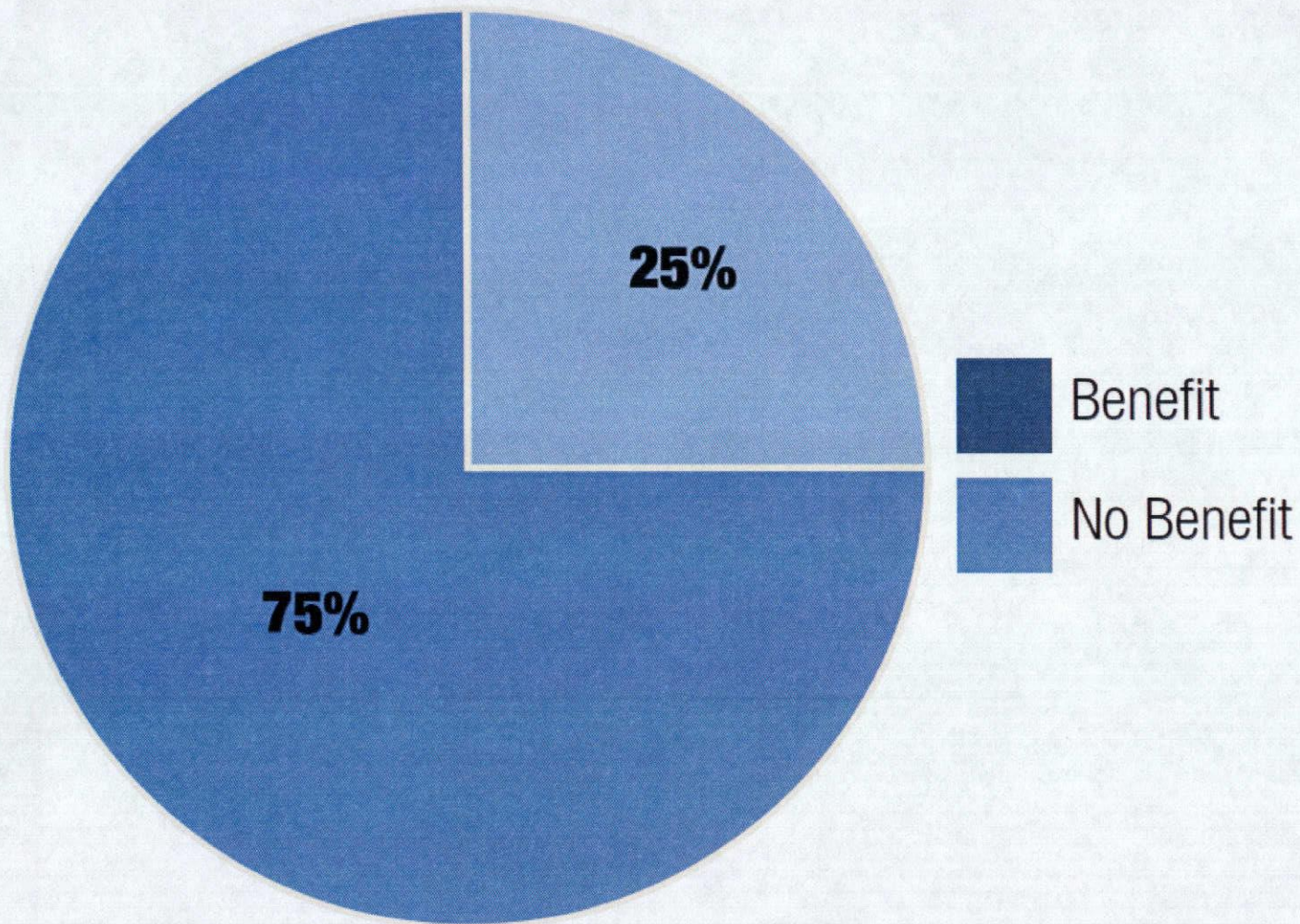
P r e f e r e n c e



Trail Connections



Transit Stop



Valued Input

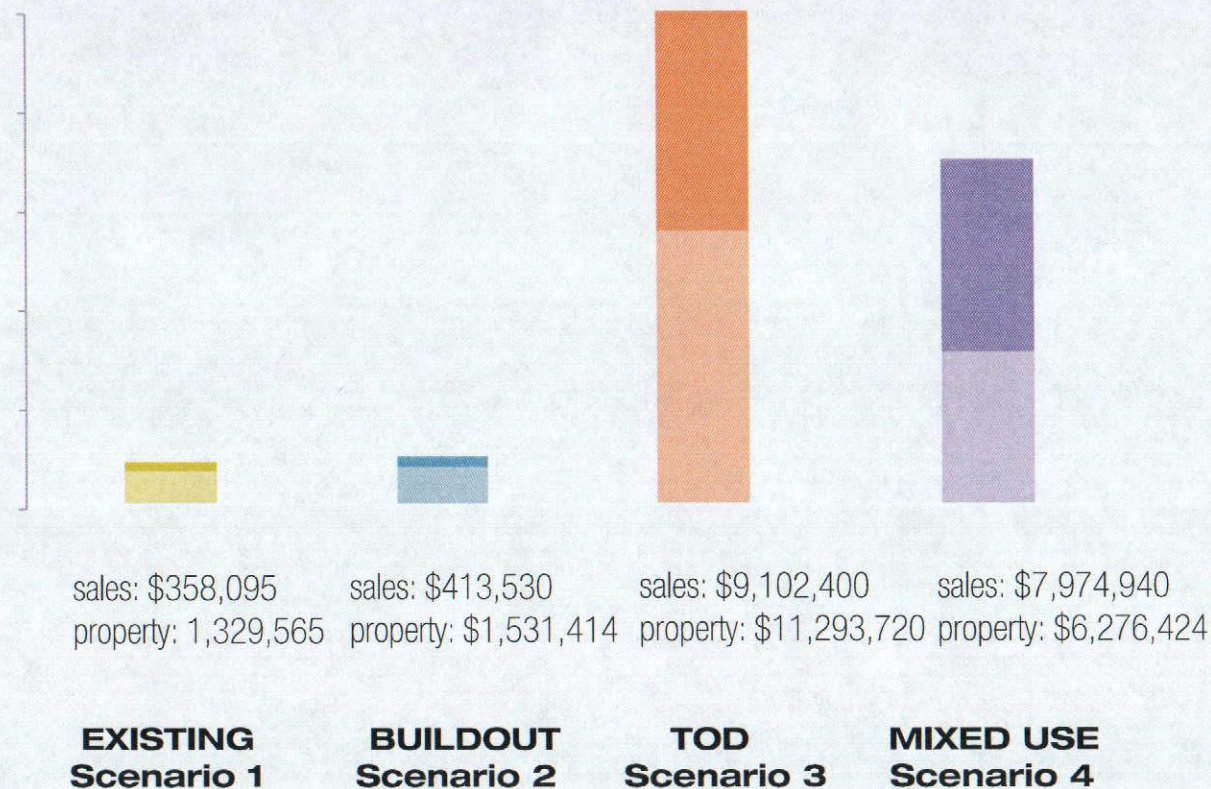
RESULTS USED TO

- Create the Envision Tomorrow + scenarios
- Help determine the performance measures



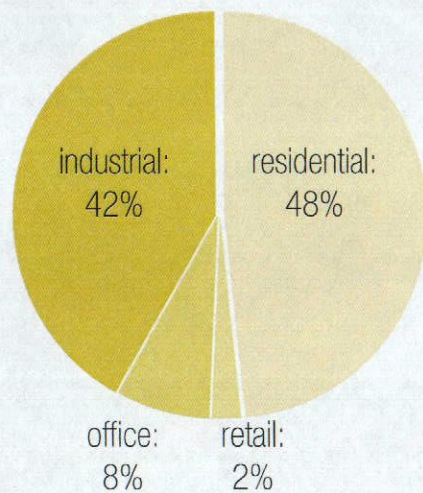
Property and Sales Tax

revenue generated from development

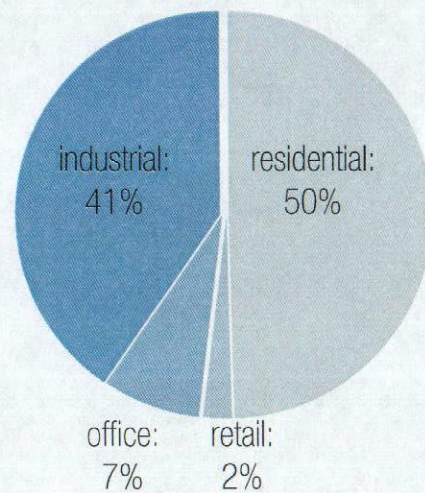


Land Use Mix

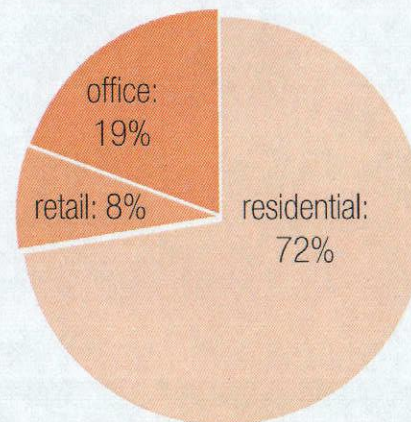
percentage of space (square feet) dedicated to each land use



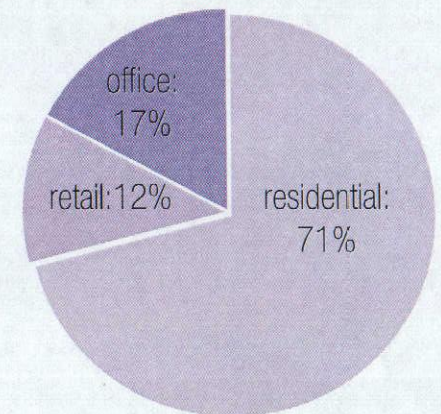
**EXISTING
Scenario 1**



**BUILDOUT
Scenario 2**



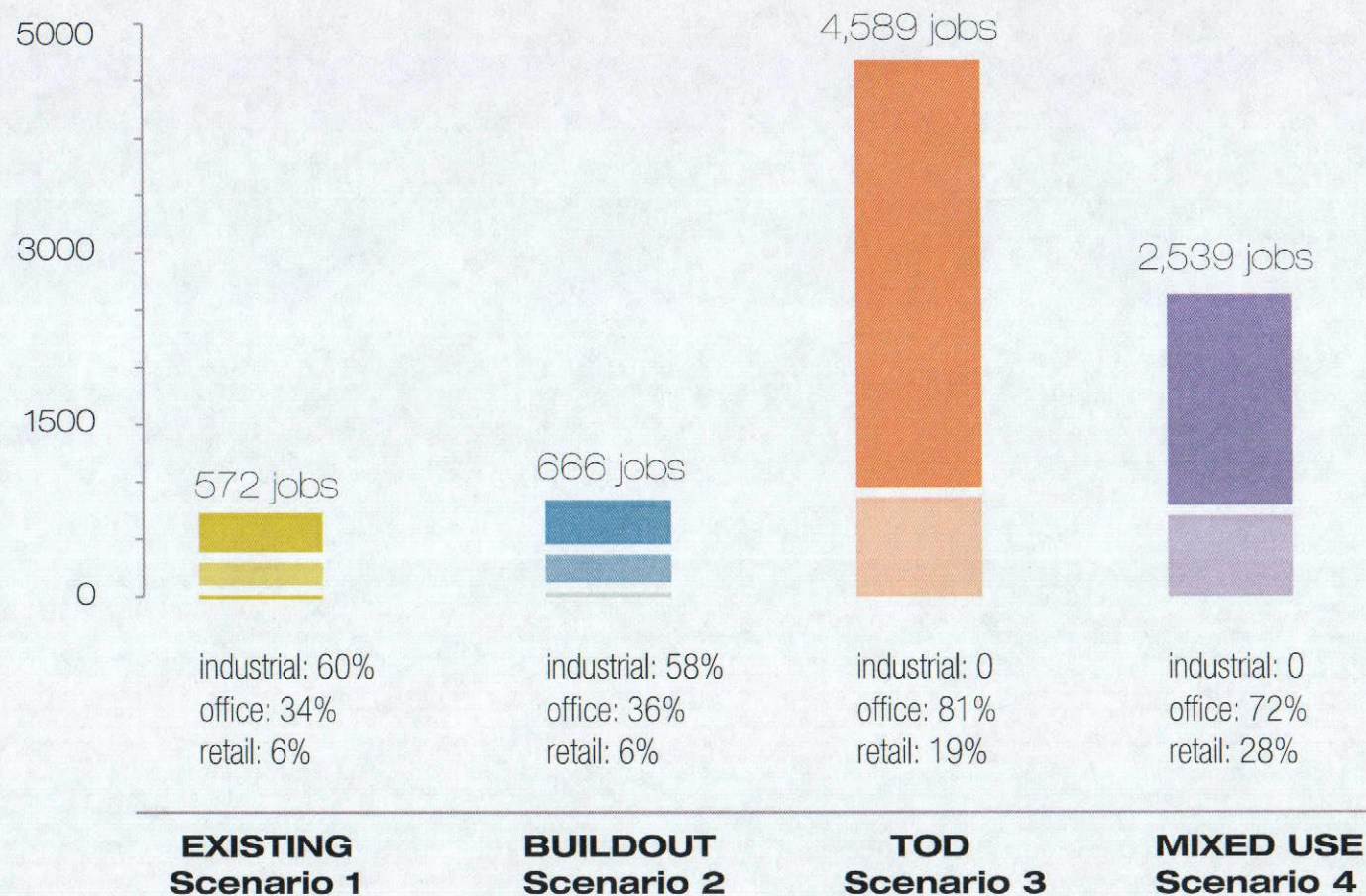
**TOD
Scenario 3**



**MIXED USE
Scenario 4**

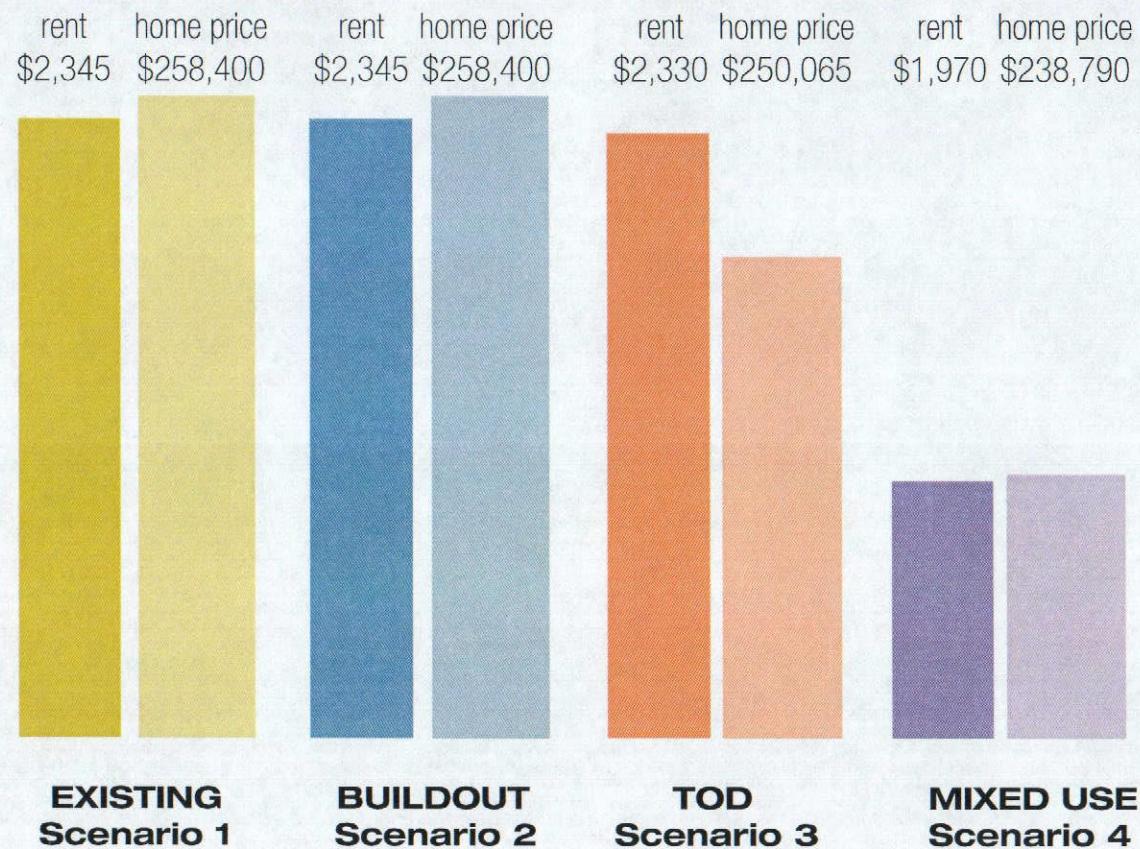
Employment Mix

count and type



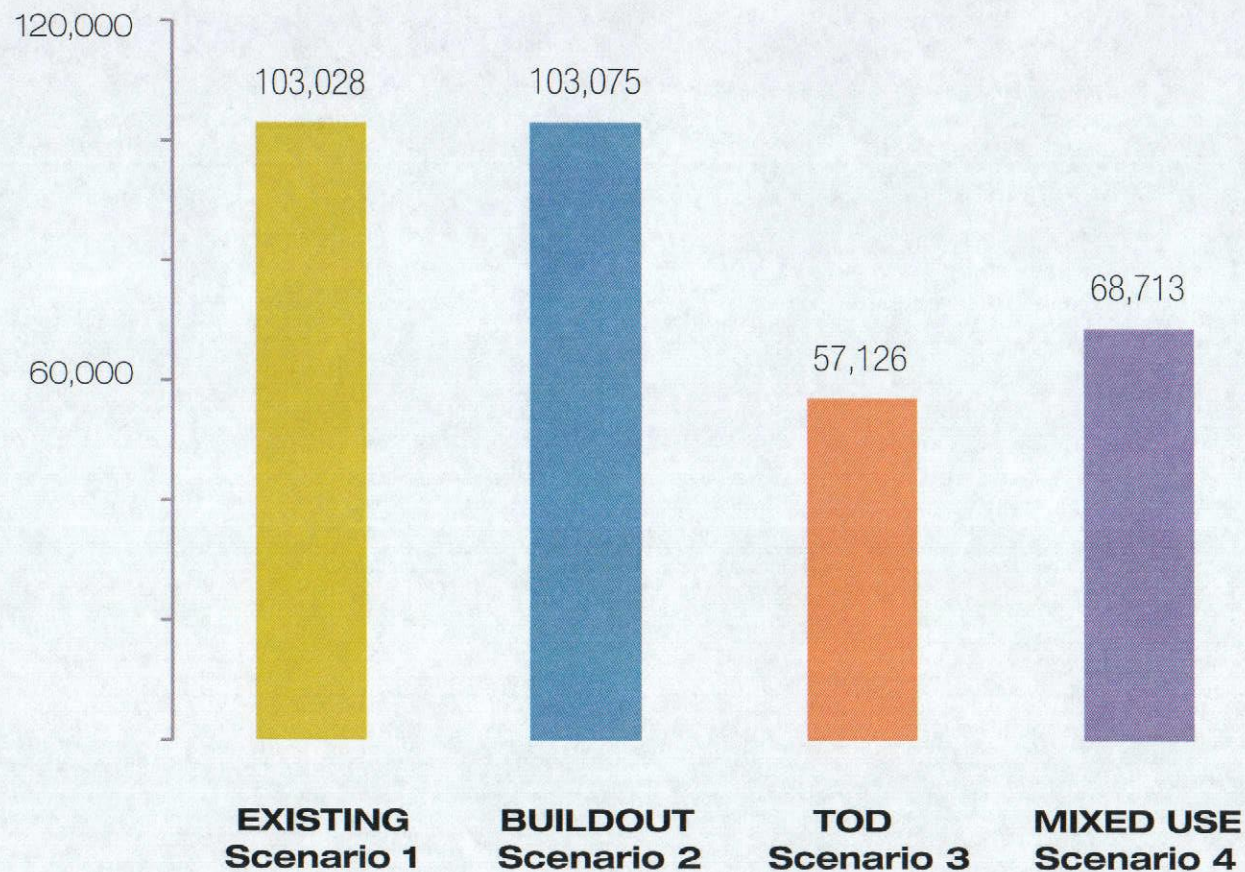
Affordability

average home rent / cost (market rate)



Household Utility Demands

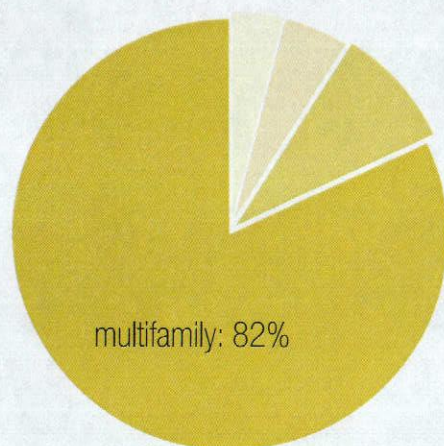
annual energy + water use per person



Housing Mix

distribution of housing types

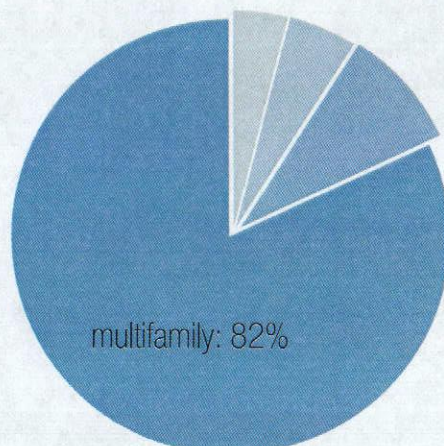
347 total housing units



townhome: 9%
large lot single family: 4%
small lot single family: 5%

**EXISTING
Scenario 1**

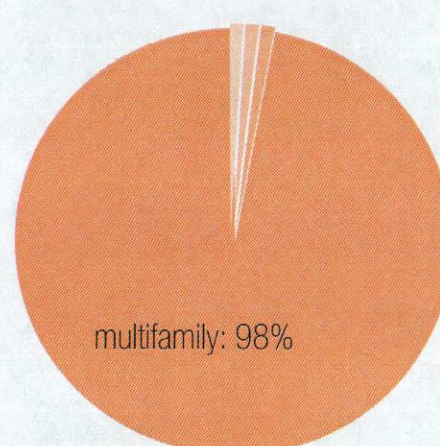
401 total housing units



townhome: 9%
large lot single family: 4%
small lot single family: 5%

**BUILDOUT
Scenario 2**

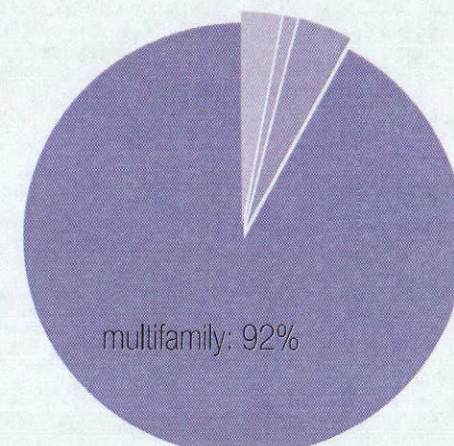
3,765 total housing units



townhome: 1%
large lot single family: 1%
small lot single family: 1%

**TOD
Scenario 3**

2,118 total housing units

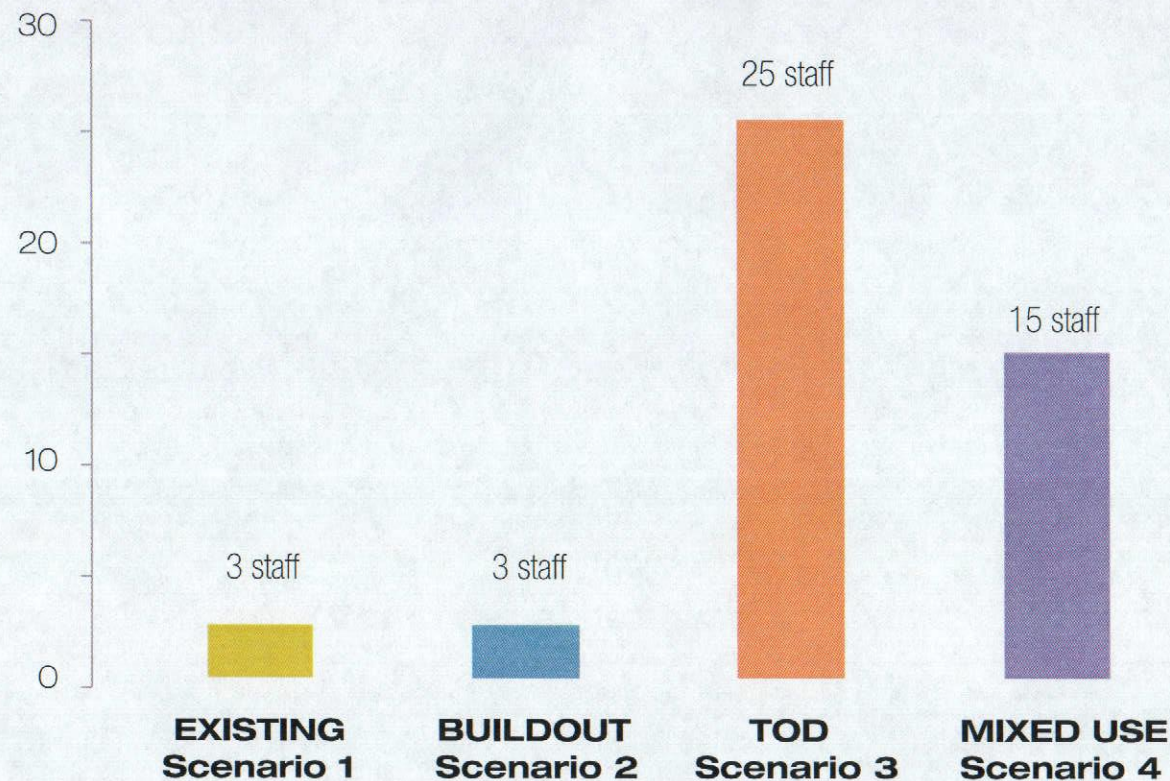


townhome: 4%
large lot single family: 3%
small lot single family: 1%

**MIXED USE
Scenario 4**

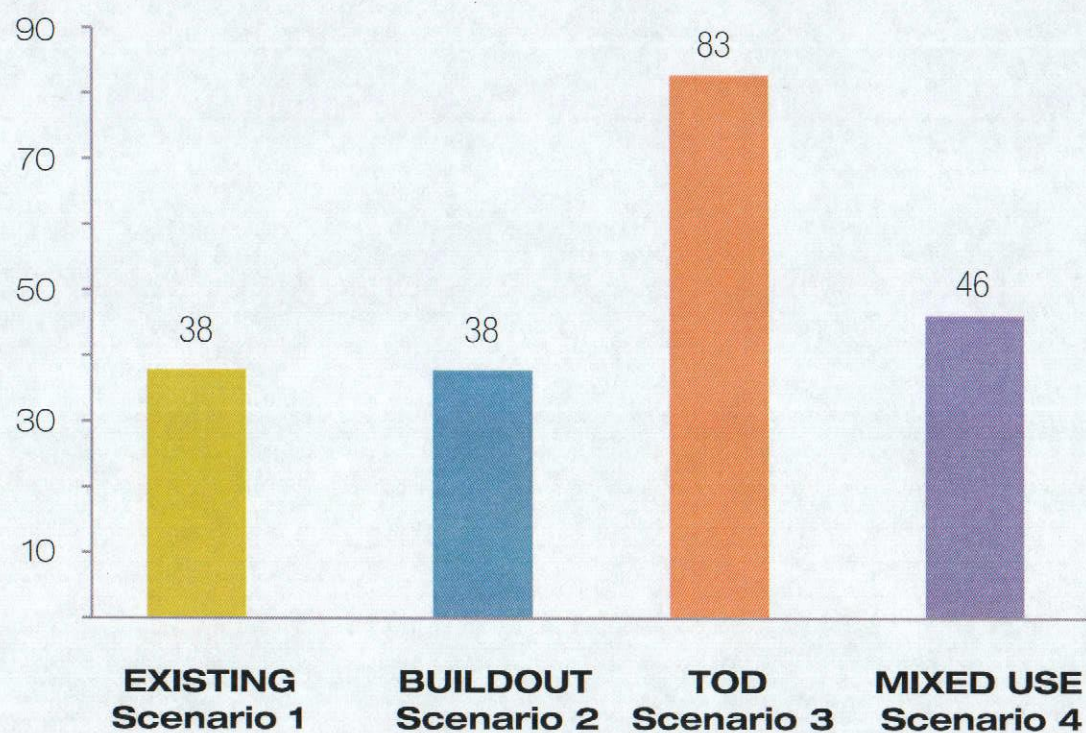
Service Demands

additional emergency staffing needs by population growth



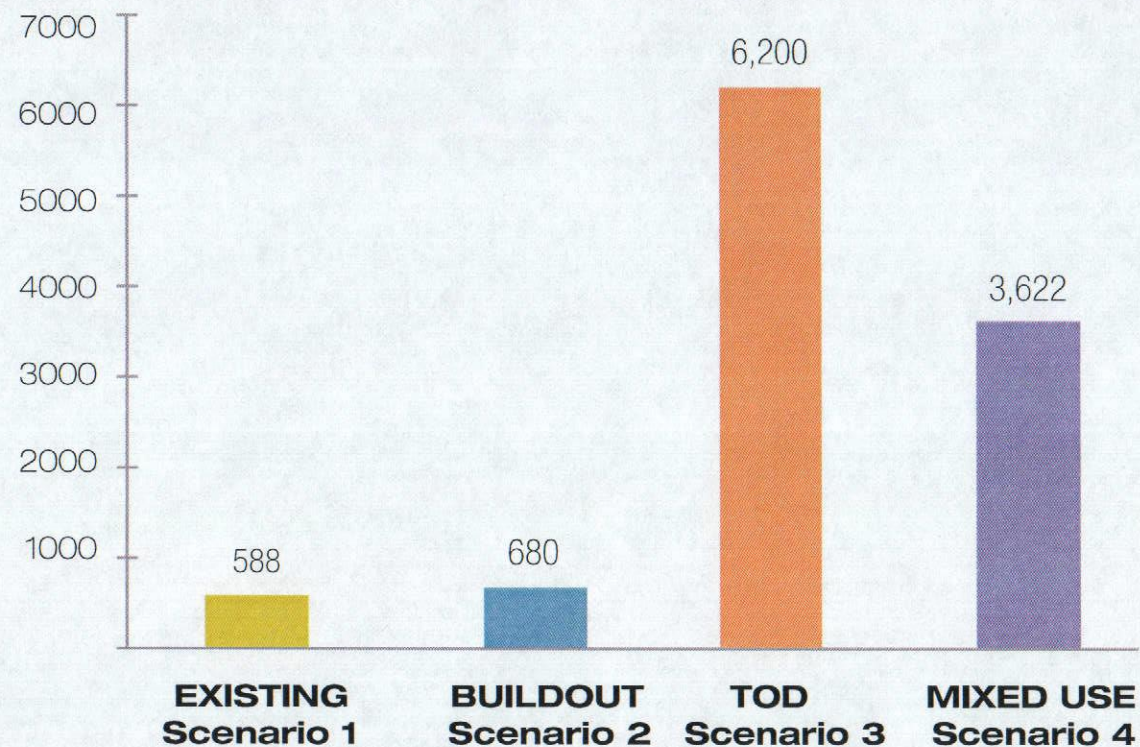
Housing Land Efficiency

housing units per net acre



Potential Transit Riders

new residents generated from development



Which scenario do you prefer overall?

1

2

3

4

EXISTING
Scenario 1

BUILDOUT
Scenario 2

TOD
Scenario 3

MIXED USE
Scenario 4

Which scenario do you
consider to be most possible
for Centerville's future?

1

2

3

4

EXISTING
Scenario 1

BUILDOUT
Scenario 2

TOD
Scenario 3

MIXED USE
Scenario 4

West Centerville Neighborhood Plan Update

Open House Results

	1 Existing	2 Build Out	3 TOD	4 Mixed Use	Total Selects
Property & Sales Tax revenue generated from development	9 32.1%	1 3.6%	6 21.4%	12 42.9%	28
Land Use Mix percentage of space (sq. ft.) dedicated to each land use	8 25.8%	3 9.7%	8 25.8%	12 38.7%	31
Employment Mix count and type of employment	7 22.6%	3 9.7%	8 25.8%	13 41.9%	31
Affordability average home rent/cost	9 30.0%	3 10.0%	8 26.7%	10 33.3%	30
Household Utility Demands annual energy + water use per person	9 31.0%	2 6.9%	6 20.7%	12 41.4%	29
Housing Mix	8 28.6%	5 17.9%	5 17.9%	10 35.7%	28
Service Demands	12 40.0%	4 13.3%	2 6.7%	12 40.0%	30
Housing Land Efficiency	10 35.7%	6 21.4%	4 14.3%	8 28.6%	28
Potential Transit Users	11 39.3%	2 7.1%	5 17.9%	10 35.7%	28
Preferred Scenario	9 29.0%	4 12.9%	4 12.9%	14 45.2%	31
Most Likely Possible Scenario	3 11.5%	5 19.2%	3 11.5%	15 57.7%	26
Total Tabulation	95 29.7%	38 11.9%	59 18.4%	128 40.0%	320
Existing+ vs. TOD & Mixed	133 41.6%		187 58.4%		

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No.

Short Title: (See City Manager's Memo for Summary of Meeting Business)

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ City Manager Summary Memo

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No.

Short Title: Councilman Ken Averett

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 1.

Short Title: Presentation from CenterPoint Legacy Theatre

Initiated By: Jan Davis, Executive Director, CenterPoint Legacy Theatre

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

BACKGROUND

Jan Davis, Executive Director of the CenterPoint Legacy Theatre (CPT), asked for a few minutes to present a check to the City in a City Council meeting. This check (\$39,750) represents the final payment on CPT's \$500,000 "Construction Cost Obligation", required in the Operating Lease to be paid in full by June 30, 2015. CPT's successful operations in 2014, including fundraising efforts, made it possible for this to be paid off at this time. This will be deposited in the RDA Fund, which is contributing funds for debt service until the bonds are fully retired in 2021. Staff assumes Jan will take a few minutes to talk about CPT's successful year just completed.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 2.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:15

SUBJECT

December 16, 2014 work session and regular City Council meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ December 16, 2014 Work Session Minutes
- ☐ December 16, 2014 Regular Meeting Minutes

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, December 16, 2014 at 5:40 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson (arrived at 5:45 p.m.) Stephanie Ivie Lawrence Wright

STAFF PRESENT

Steve Thacker, City Manager
Blaine Lutz, Finance Director/Assistant City Manager
Randy Randall, Public Works Director
Kevin Campbell, City Engineer
Katie Rust, Recording Secretary

VISITOR

Fred Philpot, Lewis Young Robertson Burningham
Interested Citizens (see attached sign-in sheet)

DRAINAGE MASTER PLAN UPDATE AND DRAINAGE UTILITY FUND RATE STUDY

Steve Thacker, City Manager, briefly described the implementation of the Drainage Utility Fee in Centerville many years ago. He explained that in 1998-1999, the City Council discussed the possibility of funding drainage projects through a property tax, but ultimately decided against using property tax since properties such as schools and churches do not pay property taxes and the burden, therefore, would be greater for other property owners. He noted that the Drainage Utility Fund relies entirely upon fees, whereas the South Davis Sewer District receives a significant amount of its revenues from a property tax levy.

The current Council has already had several discussions about the Drainage Master Plan projects and the various rate scenarios that could be used to fund those projects. Fred Philpot, consultant with LYRB, presented the latest analysis regarding drainage utility rates, including five storm drain utility rate scenarios:

- | | |
|-------------|---|
| Scenario 1: | No increase |
| Scenario 2: | One time increase (100%) with no debt |
| Scenario 3: | Staggered increase (two steps – 85% in February 2015 and 20% in July 2016) with no debt |
| Scenario 4: | One time increase (55%) with debt |
| Scenario 5: | Staggered increase (two steps–40% in February 2015 and 15% in July 2016, plus 3% annual inflation thereafter) with debt |

Mr. Philpot answered questions from the Council regarding the Debt Service Coverage Ratio and Days of Working Capital data in the analysis, and the Council discussed which scenario would be preferable. Councilman Wright suggested an initial 120% rate increase in year one, reducing to a 100% increase in year two or three to ensure sufficient funds to aggressively tackle necessary projects. Mr. Philpot responded he generally does not recommend raising and then lowering the rate. Mayor Cutler asked if it is common for drainage funds to borrow from general funds or water funds. Mr. Philpot responded that the intent of an enterprise fund is to be self-sustaining, and borrowing from a general fund would not be viewed favorably by rating agencies.

1 Councilwoman Fillmore commented that she considers it the Council's responsibility to
2 collect only the amount needed – no more, no less. She said it appears that Scenarios 2 and 3
3 would collect too much over time, and utilizing the bond option in Scenarios 4 and 5 would
4 provide a more even supply of working capital. Councilwoman Fillmore added that determining
5 how much to collect, and when to collect it, requires confidence in the Drainage Master Plan.
6 Randy Randall, Public Works Director, suggested the Council keep in mind they are only
7 looking at a rate increase for the next five years. Revenue will need to continue beyond the
8 next five years. Councilman Wright said he feels a healthier fund balance at the end of the five
9 years would put the City in a better position for subsequent years. Councilwoman Fillmore
10 stated she would be willing to consider the bond option if it put the City in a better position now
11 and in the future. If the debt scenario allows a more conservative fee increase now, but
12 requires another increase in five years, Councilwoman Fillmore stated she would lean towards
13 "biting the bullet".

14
15 Mr. Randall said he is confident that much of the drainage system in the City is ready to
16 fail. He said he is concerned that there will be more failure in a year with more moisture than a
17 year with little moisture. Mr. Randall also expressed concern that attempting to connect new
18 pipes to old pipes will cause failure further down the lines. Councilman Wright said he feels it is
19 important to have the resources available to tackle drainage problems aggressively, and
20 repeated his suggestion of a 120% increase for one year and a subsequent drop to a 100%
21 increase in the next year.

22
23 Mayor Cutler pointed out it is important to consider the impact of an increase on the
24 companies and residents in the City that pay higher drainage fees, such as businesses,
25 schools, and churches. The Drainage Utility Rate Study assumes implementation of the initial
26 increase in February 2015. Mr. Thacker commented that some entities may need more time to
27 be ready for a big increase. The Council and staff discussed the one-time increase option
28 versus the staggered increase option. Councilwoman Ivie stated she feels the most palatable
29 option for the public will be a one-time increase with no debt. She suggested presenting the
30 facts to the citizens in an open house, explaining that the Council will keep rates as low as
31 possible long-term to accomplish what needs to be done. Councilman Higginson said he also
32 leans toward Scenario 2 as long as it provides for the City's immediate needs.

33
34 Mr. Thacker presented two additional scenarios for consideration, with the timing of
35 some of the projects adjusted. Scenarios 6 and 7 both involve a staggered increase over 3
36 years with debt, as well as revisions to the Drainage Master Plan. The bike lane project on the
37 Frontage Road was previously scheduled for several years out, but the City was recently
38 informed that funding would be available sooner if the City is ready. At an earlier meeting the
39 Council discussed the possibility of moving the Frontage Road culvert project up on the list to be
40 completed prior to the expedited bike lane project. Mr. Thacker said he suspects some citizens
41 would not agree with the City aggressively increasing fees to get bike lanes on the Frontage
42 Road sooner. The Council could choose to stay with the original timing of the bike lane project.

43
44 Kevin Campbell, City Engineer, stated he feels the City should go ahead with the
45 proposed timing of the Lund Lane project. He said there is more flexibility to change timing of
46 some of the subdrain projects. The Council discussed the different options available. Mr.
47 Philpot meshed Scenarios 2 and 7 for a new Scenario 8 with an initial increase of 50% in
48 February 2015 and a second increase of 45% in July 2016 with no debt, the Lund Lane project
49 in 2015, the Frontage Road project on the original schedule, and restructured timing of subdrain
50 projects during the initial year. The new scenario would allow the City to cash fund projects with
51 the assumptions used by Mr. Philpot. Mr. Philpot also mentioned that if the Council decides

1 February 2015 is too soon, the initial increase could be 55% in July 2015, with a second
2 increase in July 2016.
3

4 The Council expressed a desire to hold a public open house and public hearing in
5 January 2015. Councilman Wright stated that this is a republic, not a democracy. He feels the
6 Council has spent hours researching the issue and needs to make a definite recommendation to
7 the public. Councilwoman Ivie stated she is in favor of Scenario 8, and repeated that she feels
8 it is important to explain to the citizens the condition of the drainage lines and what needs to be
9 done. Councilman Averett stated he feels Scenario 8 is appropriate. He added he is not in
10 favor of postponing work that needs to be done. Councilwoman Fillmore said she favors
11 Scenario 8, but wants to be sensitive to companies that have not had time to include the
12 increase in their budgets. Councilman Higginson agreed, but recommended two 50% increases
13 rather than 50% and 45%.
14

15 **ADJOURNMENT**
16

17 Mayor Cutler adjourned the work session at 6:58 p.m.
18
19
20
21

22
23 _____
24 Marsha L. Morrow, City Recorder
25
26
27
28

Date Approved

29 _____
Katie Rust, Recording Secretary

Minutes of the Centerville City Council meeting held Tuesday, December 16, 2014 at 7:05 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler
Council Members Ken S. Averett
Tamilyn Fillmore
John T. Higginson
Stephanie Ivie
Lawrence Wright

STAFF PRESENT

Steve Thacker, City Manager
Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Assistant
Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Mayor Paul Cutler

YOUTH COUNCIL COLORING CONTEST

Youth Mayor Jessica Greer and members of the Youth Council presented awards to winners of the Youth Council Coloring Contest.

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the November 25, 2014 work session and December 2, 2014 regular Council meeting were reviewed. Council members Fillmore and Ivie requested amendments to the December 2 Council meeting minutes. Councilwoman Ivie made a motion to approve the November 25, 2014 work session minutes and the December 2, 2014 meeting minutes as amended. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Approve City Council 2015 meeting schedule – Resolution No. 2014-31
- b. Approve amendments to recording secretary services contracts
- c. South Davis Sewer District Site Plan – Terminate warranty period
- d. Approve Telecommunications Franchise Agreement with Syringa Networks

Councilman Wright requested the Council discuss item (b) on the Summary Action Calendar separately, and Mayor Cutler recommended the Council hear from a representative of Syringa Networks prior to approving item (d) on the Summary Action Calendar. Councilman

1 Averett made a **motion** to approve items (a) and (c) on the Summary Action Calendar, including
2 Resolution No. 2014-31. Councilman Wright seconded the motion, which passed by unanimous
3 vote (5-0).
4

5 Brandon Wilson, Lead Field Engineer for the Salt Lake office of Syringa Networks,
6 explained Syringa's goals for operating in Centerville. Syringa is a broadband carrier focused
7 primarily on business rather than residential service. Councilman Wright made a **motion** to
8 approve item (d) on the Summary Action Calendar, a Telecommunications Franchise
9 Agreement with Syringa Network, including the changes outlined in the staff report. Councilman
10 Higginson seconded the motion, which passed by unanimous vote (5-0).
11

12 Referring to item (b) on the Summary Action Calendar, Councilman Wright suggested
13 the Council delay renewal of the contracts until July to align them with the rest of the budget
14 process. Mr. Thacker responded that the recording secretaries are independent contract
15 service providers. If the Council chooses to change the timing of the contract renewal, he
16 recommended the Council implement the recommended pay increases at this time and approve
17 a pro rated amount at the start of the next fiscal year. Council members Averett and Higginson
18 expressed that, considering the nature of independent contract services, they do not feel the
19 timing of renewal affects the budget process. Councilwoman Fillmore made a **motion** to
20 approve item (b) on the Summary Action Calendar, amendments to the recording secretary
21 services contracts. Councilman Higginson seconded the motion, which passed by unanimous
22 vote (5-0).
23

24 **MUNICIPAL CODE AMENDMENTS – SECTION 3-03-060 – WHITAKER MUSEUM**
25 **BOARD**
26

27 The Whitaker Museum Board has reviewed City ordinances pertaining to the Museum
28 and recommended changes. Mr. Thacker and Lisa Romney, City Attorney, explained some of
29 the recommended changes. Spence Packer, Chair of the Museum Board, stated the Board has
30 recommended the changes to provide direction to future Boards. He said the Museum Board
31 wants some leeway moving forward, but also desires an amount of oversight from the Council to
32 remain aligned with the Council's goals for the Museum. Mr. Thacker mentioned that staff will
33 find an appropriate section of Title 8 to include mention of the Museum as a City facility.
34 Councilman Wright added that he would like the City to be consistent in acknowledging the
35 Museum as a City facility with regards to matching grant funds. City Manager Thacker added
36 that at the end of each fiscal year unspent money in the Museum Fund transferred from the
37 General Fund remains in the Museum Fund, an advantage not shared by most City
38 departments.
39

40 Mayor Cutler expressed appreciation for the progress made by the Museum Board and
41 support for the proposed changes. Councilman Wright expressed appreciation for the
42 contributions of volunteers at the Museum. Councilwoman Fillmore pointed out a numbering
43 error in the proposed Ordinance. Councilman Wright made a **motion** to adopt Ordinance No.
44 2014-21 amending Section 3-03-060 of the Centerville Municipal Code regarding the creation,
45 organization and duties of the Whitaker Museum Board, with the numbering change.
46 Councilwoman Fillmore seconded the motion. Councilman Higginson expressed a hope that
47 the City and the Museum Board will continue to work well together, and encouraged increased
48 communication. Councilwoman Ivie commended the Board for time spent working on the
49 changes. Councilman Wright amended the motion to include a review of policies and
50 procedures within the next three months, and to include mention of the Museum in Title 8.
51 Councilwoman Fillmore seconded the motion as amended, and the motion passed unanimously

1 (5-0). Mr. Packer thanked Ms. Romney and Mr. Thacker for their help in reviewing and revising
2 the ordinances.

3
4 **COST-SHARING AGREEMENT WITH UDOT FOR CULVERT UNDER I-15 AT LUND**
5 **LANE AND PEDESTRIAN BRIDGE BETTERMENTS**

6
7 UDOT has proposed to cost-share the I-15 segment of the drainage culvert project at
8 Lund Lane if the City agrees to have it done as part of the current I-15 project. Mr. Thacker
9 recommended the Council include in the agreement that overrun in the cost of the project be
10 shared 50/50, and include the stipulation that UDOT clean out the culvert at Chase Lane that
11 has been filled during current I-15 construction. Mr. Thacker also explained that the agreement
12 as proposed by UDOT gives the City maintenance responsibility and ownership of the new pipe
13 at Lund Lane under the freeway. Maintenance of the existing pipe is UDOT's responsibility. Mr.
14 Thacker has sent an email to UDOT raising the issue, but not yet received a response. Ms.
15 Romney mentioned that the Council could approve the agreement conditioned on UDOT owning
16 and maintaining the betterments.

17
18 Councilwoman Ivie made a **motion** to approve a betterment agreement with UDOT
19 covering the culvert under I-15 at Lund Lane and Pedestrian Bridge enhancements subject to
20 following conditions: (1) the scope of work include connecting the pipe on the west end to the
21 existing box at the railroad corridor; (2) any cost overruns above the bid amount are shared
22 50/50; (3) UDOT will clean out the Chase Lane culvert in the middle of the freeway that has
23 been plugged due to construction; (4) maintenance and ownership will remain the responsibility
24 of UDOT; (5) other nonsubstantive changes as recommended by staff; (6) subject to the RDA
25 approving the same agreement (because of RDA funding for the pedestrian bridge
26 enhancements); and (7) an amendment identifying the betterment credit relating to the bridge
27 and the cost of painting. Councilman Higginson seconded the motion, which passed by
28 unanimous vote (5-0). Councilman Wright made a **motion** to direct staff to investigate the
29 possibility of an interfund loan between the Drainage Utility Fund and the Storm Drain Capital
30 Improvement Fund pertaining to the Lund Lane culvert. Councilwoman Ivie seconded the
31 motion, which passed by unanimous vote (5-0).

32
33 **STAFF REPORT REGARDING BUSINESS LICENSE FEES**

34
35 At a previous meeting the Council expressed an interest in evaluating current business
36 license fees as a potential source for additional funds. Jake Smith, Management Assistant,
37 reported on the City's current business license fee structure – a base fee of \$40 for every
38 business plus an enhanced service fee for police and fire services based on square footage and
39 number of employees. The amount received by the City has increased over the years due to an
40 increased number of businesses in Centerville. Centerville's business license fees are on the
41 high end compared to other cities in the area. Councilman Wright commented that an increased
42 business license fee could help fund an additional police officer to patrol the commercial areas
43 of the City. He said he does not think the business license fee should be revenue neutral.
44 Councilwoman Fillmore responded that retail brings revenue to the City through sales tax, and
45 in a sense already covers the police cost. She said she would not want to increase the
46 business license fee to gain a little more revenue along with a reputation of not being business
47 friendly. Councilman Wright asked how much of an increase would bring the business license
48 fee up to date. Staff responded an analysis would be necessary.

49
50 Councilwoman Fillmore stated she is not in favor of raising the business license fee
51 considering how high it is compared to other cities. Councilwoman Ivie said she is torn because
52 she is aware of the strain on the Police Department, yet she is aware that Centerville is in

1 competition with neighbors to the north for retail business. She added she would be interested
2 in information regarding the police call volume generated by retail businesses. Councilman
3 Wright commented that many of the retail businesses pay for their own security services. Mayor
4 Cutler pointed out that businesses like MTC with many employees would be drastically affected
5 by an increase. Mr. Thacker added that a business license fee increase would be in addition to
6 the drainage rate increase currently being considered by the Council that would significantly
7 affect businesses in the City. A majority of the Council seemed to indicate they are not in favor
8 of increasing the business license fees at this time.

9
10 At 8:25 p.m. the Council took a short recess, returning at 8:32 p.m.

11 12 **TRANSPORTATION FUNDING INITIATIVE**

13
14 The Council considered a sample resolution encouraging the State to address
15 comprehensive transportation funding, and discussed desired revisions. Mr. Thacker
16 recommended the addition of a "whereas clause" related to road maintenance in Centerville.
17 The Council approved his recommendation, agreed to strike all but the first sentence of Section
18 2, and gave staff direction regarding other portions to strike. Councilwoman Ivie made a
19 **motion** to approve Resolution No. 2014-32 as discussed and edited by the Council.
20 Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

21
22 The Council continued a discussion from November 18 and December 2 regarding the
23 request for City participation in the Utah Transportation Coalition. Mayor Cutler stated he is in
24 favor of joining the Coalition. Councilman Wright responded he does not support joining the
25 Coalition. Councilman Averett stated he was against joining the Coalition at first because he did
26 not completely understand it. Since the last meeting he has read backup material and listened
27 to audio of the last meeting, spoken with representatives of WFRC and UTA, and done a lot of
28 research. Councilman Averett said he shares Councilman Wright's concern of sending the
29 wrong message regarding mass transit, but stated it is clear to him that UTA understands
30 Centerville is not interested in mass transit. He said he does not think Centerville should stifle
31 other cities in the State from pursuing mass transit because mass transit is good for air quality
32 and good for traffic. Councilman Averett stated that if joining the Coalition provides the
33 opportunity to receive more revenue for road maintenance it would be a good thing, and he
34 does not feel it would in any way act as a catalyst to initiate mass transit in Davis County.
35 Councilman Averett stated he is in support of joining the Coalition.

36
37 Councilwoman Fillmore made a **motion** to approve the agreement for professional
38 services between Centerville City and the Salt Lake Chamber of Commerce relating to the Utah
39 Transportation Coalition. Councilman Higginson seconded the motion, which passed by
40 majority vote (3-2), with Council members Ivie and Wright dissenting.

41 42 **FINANCIAL REPORT**

43
44 Blaine Lutz, Finance Director/Assistant City Manager, presented a financial report for the
45 period ending November 30, 2014.

46 47 **MAYOR'S REPORT**

- 48
49 • The FY 2015 Budget for the South Davis Metro Fire Agency was approved at the
50 most recent Board meeting. Mr. Thacker reported on a recent meeting with Davis
51 County and Layton City officials regarding paramedic funding. The Council was
52 asked if they would be in favor of a citizen committee to discuss allocation of

paramedic funding and assist with public education. Mayor Cutler and Councilman Averett stated they are in favor. Councilman Wright said he would be more interested in elected officials being involved. Council members Averett and Ivie volunteered to participate.

- Mayor Cutler updated the Council regarding UTOPIA matters. Auditors recently offered a clean opinion on the UTOPIA FY 2014 audit, which has been posted online.

CITY MANAGER'S REPORT

- A Complete Streets policy has been drafted. City Manager Thacker suggested the Council hold a joint work session with the Planning Commission for Complete Streets training before considering the draft policy in a later meeting.
- Mr. Thacker shared a summary of 2014 projects/issues and anticipated projects/issues for 2015.

CITY COUNCIL LIAISON REPORT

Councilwoman Fillmore represents the City on the Board of the South Davis Recreation District. She updated the Council on the status of memberships and activities at the Recreation Center, and received feedback from the Council. Councilwoman Fillmore also serves as the City Council's liaison to the City's Parks and Recreation Committee. She reported on the success of the summer Movies in the Park events, and stated that the Committee is working on suggestions for the Centennial Celebration as requested by the Mayor.

OPEN AND PUBLIC MEETINGS TRAINING

The Council received training on open and public meetings from the City Attorney.

MISCELLANEOUS BUSINESS

- The Council will hold a public open house regarding the proposed drainage utility fee increase on January 13, 2015. [Note: This was later changed to another work session on this topic, delaying the public comment process to February.]
- Mayor Cutler stated that Jack Dellastatious, Chair of the Centerville Community Foundation, will be presenting goals of the Foundation to the Council at a future Council meeting.

APPOINTMENT

Mayor Cutler recommended the Council reappoint Nancy Smith to an additional term on the Whitaker Museum Board. Councilman Wright made a **motion** to reappoint Nancy Smith to an additional three-year term on the Whitaker Museum Board. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 10:03 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

1
2
3
4
5
6
7
8
9
10
11
12

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 3.

Short Title: Public Hearing - Woods Park PDO Final Amended Subdivision Plan Approval

Initiated By:

Scheduled Time: 7:15

SUBJECT

Consider Approval of Woods Park PDO Final Subdivision Plan Amendments to Include Additional Home Designs.

RECOMMENDATION

Approve Woods Park PDO Final Subdivision Plan Amendments to Include Additional Home Designs, subject to Conditions 1-3 and based on Findings a-e as set forth in the Staff Transmittal Report dated December 11, 2014.

BACKGROUND

On August 6, 2013, the City Council approved the final subdivision plans for the Woods Park PDO, including specific design guidelines for homes located within the subdivision. Oakwood Homes, the current developer of the Woods Park PDO, would like to introduce additional home designs for homes located within the subdivision. The addition of new home designs requires an amendment to the Final Subdivision Plans for the project. Staff recommends approval of the proposed Subdivision Plan Amendments. See the attached Staff Transmittal Report from Cory Snyder regarding these amendments. The new proposed home designs are also attached. Conditions 4-5 have already been met or will be met with the Council's action and are not needed for final approval.

ATTACHMENTS:

Description

- ☐ Staff Report re Final Amended Subdivision Final Approval
- ☐ CD Report for 12-10-2014 PC meeting
- ☐ Sample styles of homes
- ☐ 12-10-2014 PC min re Woods Park Final Amended Subdivision

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

STAFF TRANSMITTAL REPORT

DATE: DECEMBER 11, 2014

TO: STEVE THACKER, CITY MANAGER

FROM: CORVIN M. SNYDER, AICP, COMMUNITY DEVELOPMENT DIRECTOR

OWNER/AGENT: LESLIE MASCARO
OAKWOOD HOMES
206 EAST WINCHESTER STREET
MURRAY, UT 84107

E-MAIL: LMASCARO@OAKWOODHOMESCO.COM

PROPERTY: WOODS PARK SUBDIVISION
2400 NORTH 800 WEST

ACREAGE: 5.42

ZONING: RESIDENTIAL-LOW (R-L)/PDO

APPLICATION: FINAL AMENDED SUBDIVISION PLAN APPROVAL

RECOMMENDATION: COMMISSION RECOMMENDS APPROVAL

BACKGROUND

On August 6, 2013, the City Council approved the final subdivision plans and plat for the Woods Park Subdivision. With this approval came specific design guidelines for the homes located within the development. These guidelines required architectural elements to be included on each home and specifically on the rear-facing wall. Henry Walker Homes, the developer of the project, provided drawings that adequately met these standards. As the project moved forward, Woods Park was acquired by Oakwood Homes. With this change, Oakwood Homes desired to introduce a new line of homes that would give even more variety to the already approved designs. They do not desire to alter the required design features, or to change the buildable pad for each lot, they are only increasing the options for homebuyers. However, since they are adding to the approved plans, they are required to go through the amended subdivision process.

RECOMMENDATION

On December 10, 2014, the Planning Commission recommended, to the City Council, **APPROVAL** of the proposed subdivision plan amendment, as follows:

1. This amendment shall include the addition of home designs offered to homebuyers for the Woods Park Subdivision only. All other previous designs approved by the Planning Commission and City Council shall still be allowable within the subdivision.
2. Oakwood Homes shall still be obligated to adhere to all previous conditions of approval for the Woods Park Subdivision as found within the final subdivision approval, Development Agreement, and all General Notes as indicated on the final approved plat.
3. All building permits shall be reviewed by City staff to ensure all required design guidelines have been properly addressed.
4. Oakwood Homes shall receive final approval from the City Council prior to constructing the new home design within the subdivision.
5. The existing Development Agreement for the Woods Park Subdivision is to be reviewed by the City Attorney and if needed, an amendment shall be prepared in conjunction with the subdivision plan amendment approval (*see PC minutes for exact language*).

Suggested Reasons for the Action (Findings):

- a. A completed application for a final amended subdivision plan has been submitted [Section 15-4-101].
- b. The proposed subdivision meets all applicable standards found in the Subdivision Ordinance for an approval of the preliminary and final applications [Chapters 15-3, 15-4].
- c. All applicable standards found in the Centerville City Zoning Ordinance concerning development within the Residential-Low Zone have been satisfied [Section 12-32-1].
- d. The proposed additional home designs are in harmony with what has already been approved on site.
- e. The proposed designs follow the required design criteria as indicated within the General Notes of the approved plat.

Planning Commission Vote (7-0):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Kjar	X		
Merrill	X		
Randall	X		
Ince	X		

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

**STAFF REPORT
AGENDA: ITEM 3**

**OWNER/AGENT: LESLIE MASCARO
OAKWOOD HOMES
206 EAST WINCHESTER STREET
MURRAY, UT 84107**

E-MAIL: LMASCARO@OAKWOODHOMESCO.COM

**PROPERTY: WOODS PARK SUBDIVISION
2400 NORTH 800 WEST**

ACREAGE: 5.42

ZONING: RESIDENTIAL-LOW (R-L)/PDO

APPLICATION: FINAL AMENDED SUBDIVISION PLAN APPROVAL

RECOMMENDATION: RECOMMEND APPROVAL TO THE CITY COUNCIL

BACKGROUND

On August 6, 2013, the City Council approved the final subdivision plans and plat for the Woods Park Subdivision. With this approval came specific design guidelines for the homes located within the development. These guidelines required architectural elements to be included on each home and specifically on the rear-facing wall. Henry Walker Homes, the developer of the project, provided drawings that adequately met these standards. As the project moved forward, Woods Park was acquired by Oakwood Homes. With this change, Oakwood Homes desired to introduce a new line of homes that would give even more variety to the already approved designs. They do not desire to alter the required design features, or to change the buildable pad for each lot, they are only increasing the options for homebuyers. However, since they are adding to the approved plans, they are required to go through the amended subdivision process.

FINAL SUBDIVISION REVIEW CHAPTER 15-4

The Planning Commission must review the amended plan approvals in accordance with the Subdivision Review found in Chapter 15-4 of the Subdivision Ordinance. Once the

Commission has sufficiently reviewed the changes, they must make a recommendation to the City Council.

Layout & Lots

The subdivision is located at 2400 North 800 West and consists of 29 lots on 5.42 acres. The property is zoned Residential-Low (R-L) with a Planned Development Overlay (PDO) being approved on the site. This approval took place on April 2, 2013 by the City Council. The final approved plat indicates each lot as having a specific overall lot size and building pad size. The proposed new home designs will be constructed within the approved building pad and will not be altering the approved lot sizes, or layout of the buildable pad on the lots.

In addition, the proposed new home designs will not be altering approved setbacks, street frontage or any other dimension that have been previously approved.

Plat Notes

14. The rear of any home constructed in this community must have, at the minimum, an inclusion of at least four of the following items:

- A. Shutters on rear windows
- B. Trim around windows
- C. Trim around doors in Hardie or stucco
- D. Decks/porches made from long lasting and low maintenance materials
- E. Window pop-outs
- F. Homes in full Hardie Board
- G. Cement patios
- H. Optional shake siding in the eaves
- I. Additional lighting or up-lighting on the homes
- J. Bay windows/bay doors
- K. Diversity in roof elevations
- L. Diversity in rear wall (avoiding "box" look)

All homes must feature at least one of the items A, E or H on the area of the home appearing above the fence line surrounding the dwelling.

The additional architectural choices for homebuyers follow these guidelines and are shown to match well with the current options. Details on all sides include full Hardie Board, pop-outs, shake siding options and trim around doors and windows. The front includes other elements, such as rock or brick to add variety to the home styles.

Continued Requirements

Oakwood Homes will be required to follow all conditions and standards that have been previously approved and found within the Development Agreement, plat notes, and final subdivision approval. Each home will still be reviewed at the time of building permit application by City staff to ensure that all required architectural elements have been included.

CONCLUSION

In reviewing the final plan submittals, staff believes they have satisfied all the applicable requirements found in the Zoning Ordinance and the Subdivision Ordinance. In addition, the request is in harmony with architectural design elements that are already approved for the subdivision. Following the recommendation by the Planning Commission, the City Council will make a final decision on the amending the final approval.

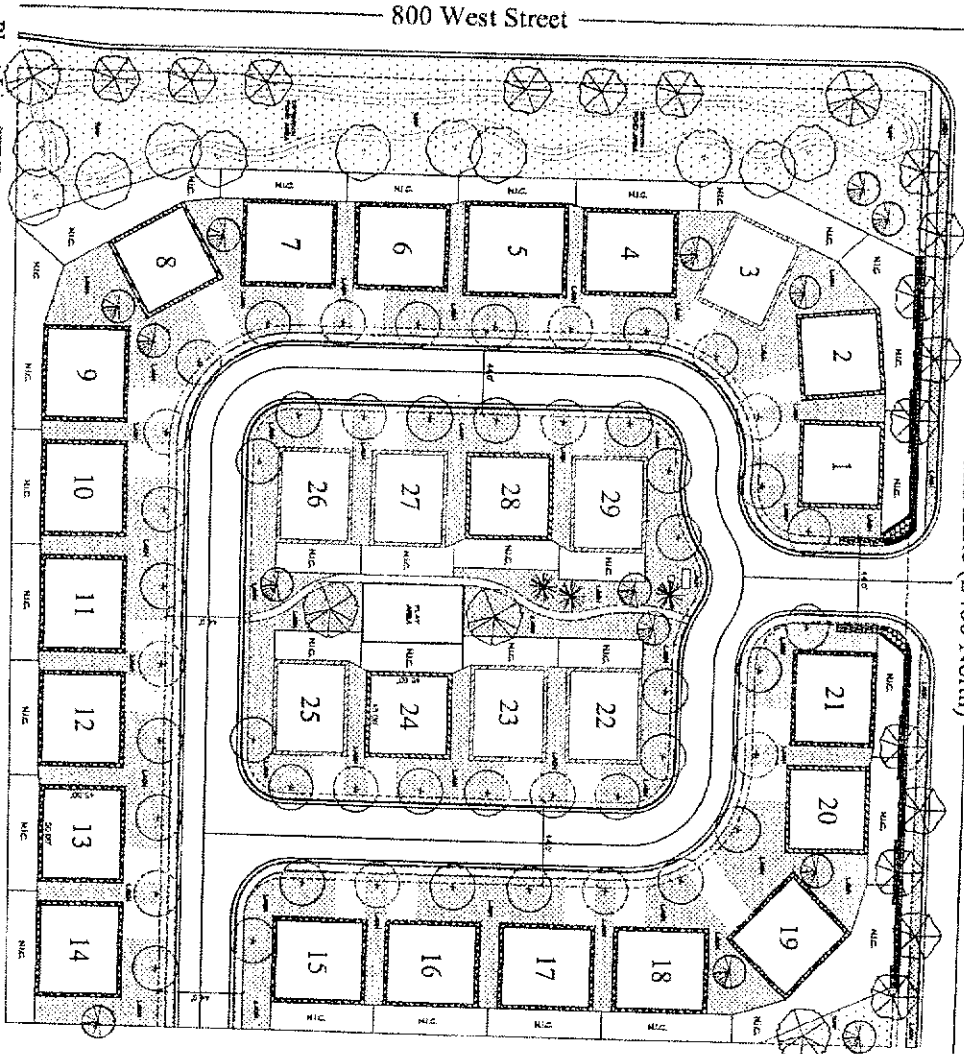
PLANNING STAFF RECOMMENDATION

Suggested Motion for the final amended subdivision plan for the Woods Park Subdivision located at 2400 North 800 West: I hereby make a motion for the Planning Commission to accept the final amended subdivision plan with the recommendation of approval to the City Council, subject to the following conditions:

1. This amendment shall include the addition of home designs offered to homebuyers for the Woods Park Subdivision only. All other previous designs approved by the Planning Commission and City Council shall still be allowable within the subdivision.
2. Oakwood Homes shall still be obligated to adhere to all previous conditions of approval for the Woods Park Subdivision as found within the final subdivision approval, Development Agreement, and all General Notes as indicated on the final approved plat.
3. All building permits shall be reviewed by City staff to ensure all required design guidelines have been properly addressed.
4. Oakwood Homes shall receive final approval from the City Council prior to constructing the new home design within the subdivision.

Suggested Reasons for the Action (Findings):

1. A completed application for a final amended subdivision plan has been submitted [Section 15-4-101].
2. The proposed subdivision meets all applicable standards found in the Subdivision Ordinance for an approval of the preliminary and final applications [Chapters 15-3, 15-4].
3. All applicable standards found in the Centerville City Zoning Ordinance concerning development within the Residential-Low Zone have been satisfied [Section 12-32-1].
4. The proposed additional home designs are in harmony with what has already been approved on site.
5. The proposed designs follow the required design criteria as indicated within the General Notes of the approved plat.

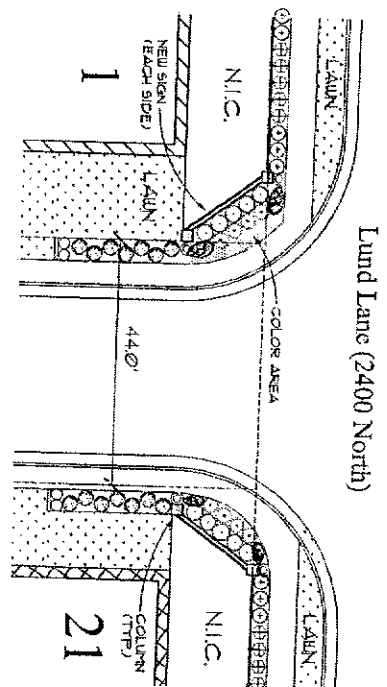
[illegible]

	<i>Asclepias tuberosa</i> 'Colours' ²⁷ Collette	Colours: Horses' Hoops
	<i>Asclepias</i> ²⁸ B. & E. H. H.	
	<i>Asclepias</i> ²⁹ Collette	
	<i>Asclepias</i> ³⁰ B. & E. H. H.	
	<i>Asclepias</i> ³¹ Collette	
	<i>Asclepias</i> ³² B. & E. H. H.	
	<i>Asclepias</i> ³³ Collette	
	<i>Asclepias</i> ³⁴ B. & E. H. H.	

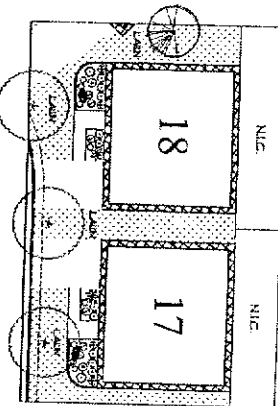
Exotica Natur

[illegible][illegible]

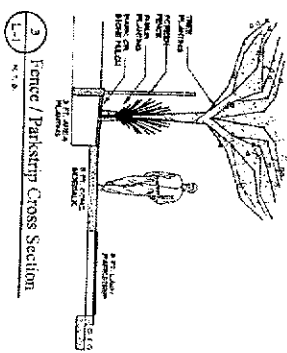
NA	<i>Polyporus coprinus</i>	Harpy Lee Plant	Plants 12-8cm
NA	<i>Laverula a. turneri</i>	Monarda Lavender	1 Gallon
NA	<i>Ptilotus alpinus</i>	Creeper Fishy	1 Gallon



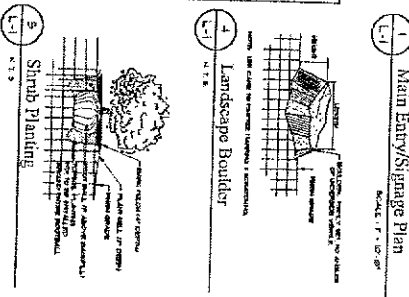
Lund Lane (2400 North)



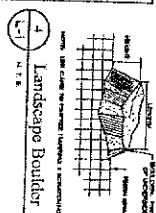
2 Typical Building(s) Planning



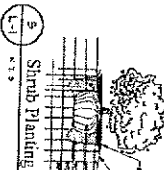
3 Pence / Parkstrip Cross Section
L=1
N.T.D.



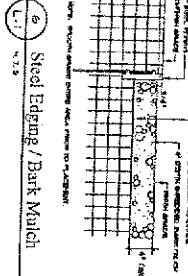
1
Main Entry/Signage Plan
1-1



LandscapE Boulder



629



6	Steel Edging / Bark Mulch
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

1



OAKWOOD
HOMES

Centerville City
Attn. Corvin Snyder
655 North 1250 West
Centerville, Utah 84014

Dear Mr. Snyder,

We would like to take this opportunity to introduce additional product-type to provide more variety for our buyers within the Woods Park Development. We have included four additional home plans that are Oakwood Home's top sellers. We are extremely excited about expanding these plans to the Woods Park Development and feel they will be very successful in this community. Our request to Centerville City is to approve four additional home plans to the existing product type collection that was previously permitted by Centerville City Council as a Planned Development.

As you will note, the proposed home plans allow us to provide additional options to our clients with the inclusion of common thematic architectural elements shared with the previously approved plans. This will encourage additional visual architectural interest with a cohesive nature throughout the development.

During the Final Subdivision plat approval for the Planned Development last spring, Henry Walker Homes provided a list of additional architectural components that are offered as additional rear elevation options. The final approval was contingent to providing at least four architectural requirements on the rear and at least one requirement including A,D,E,F,H,K,L above fence line on the rear elevation. The approved additional architectural elements include the following:

- A. Shutters;
- B. Trim around windows;
- C. Trim around doors in hardi or stucco;
- D. Decks/porches made from long lasting and low maintenance materials;
- E. Window pop-outs;
- F. Homes in full hardi board;
- G. Cement patios;
- H. Optional shake siding in the eaves;
- I. Additional lighting or uplighting on the home;
- J. Bay windows/bay doors;
- K. Diversity in roof elevations; and
- L. Diversity in rear wall (avoiding box look).

These additional proposed floor plans conform to the Development Agreement, plat notes, and the Planned Development Overlay Zone as per chapter 12-41 in the Municipal code. This request will not modify the previously approved final subdivision plat including the building envelopes, open space requirements, fencing, or other components as determined by the Planned Development and Subdivision approvals. We appreciate your consideration in reviewing our proposal.

Warmest regards,

Leslie M.

Leslie M Mascaro, Land Entitlement Manager
Oakwood Homes of Utah

RECEIVED NOV 18 2014

Shirley A. ...

































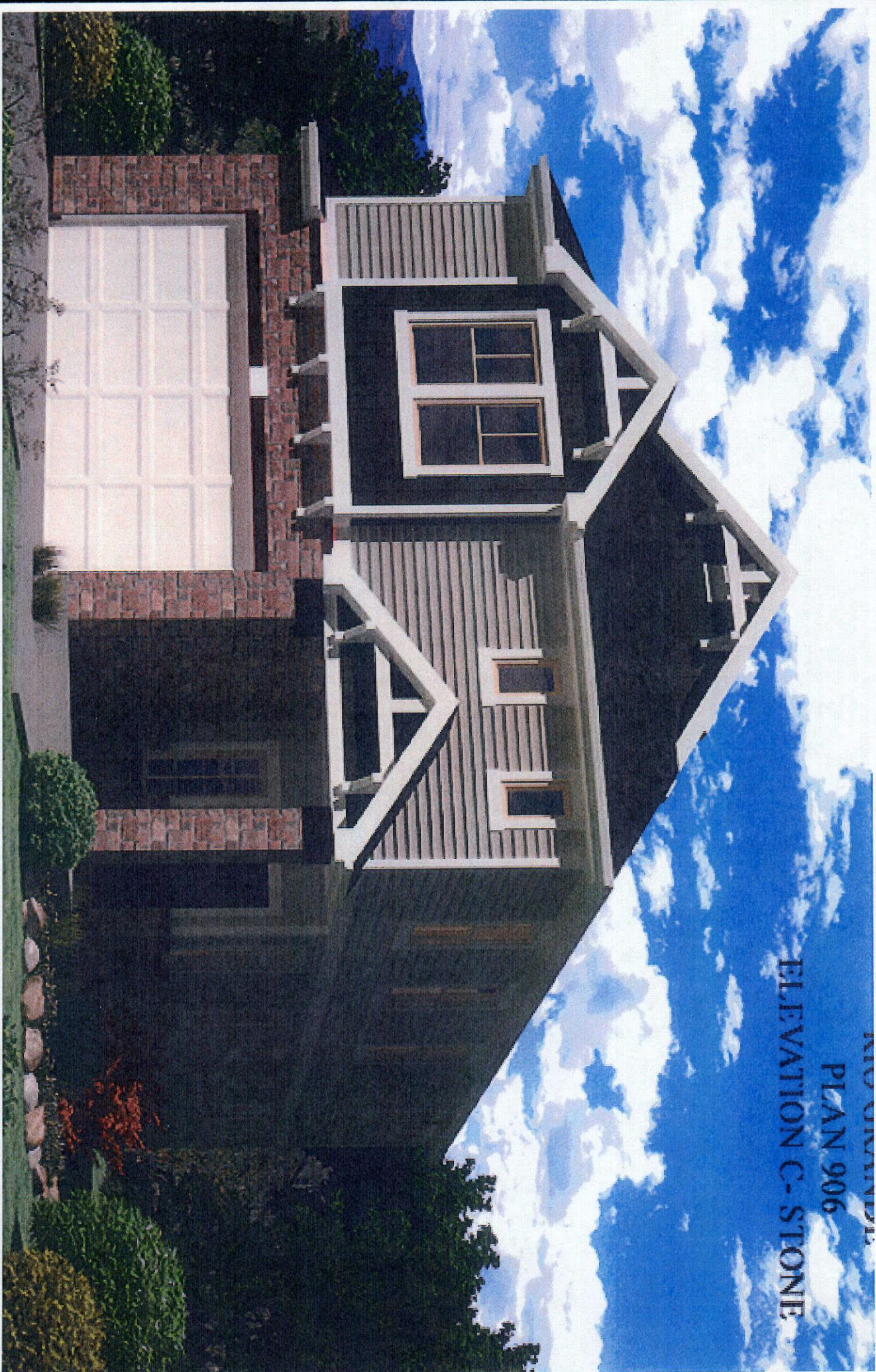




RIO GRANDE
PLAN 906
ELEVATION D - BRICK



AND OVERLAND
PLAN 906
ELEVATION C - STONE



RIO GRANDE
PLAN 906
ELEVATION D - STONE



RIO GRANDE
PLAN 906
ELEVATION C - BRICK



RIO GRANDE
PLAN 906
ELEVATION D - BRICK



2. The applicant must submit a conditional use permit application to consider allowing for an assisted living facility and multi-family density of 8 units per acre, as described in the December 10, 2014 Planning Staff Report, which must address the standards found in Section 12-21-100(e) of the Zoning Ordinance.
3. The conditional use application submittal shall also address the anticipated issues and concerns, as outlined in the December 10, 2014 Planning Staff Report.
4. A Landscaping Plan, prepared by a Landscape Architect, must be submitted to address the standards of Chapter 12-51-Landscaping & Screening, as also outlined in the December 10, 2014 Planning Staff Report.
5. A site sign package must be submitted for review by the Planning Commission and the Zoning Administrator in accordance with Chapter 12-54-Signs.

Reasons for the Action (findings):

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d) (2)].
2. According to the R-M Zone and associated Table of Uses, an assisted living and a density greater than four (4) units per acre are conditional uses within the R-M Zone.
3. The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
4. The proposed concept plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone, Off-Street Parking, and the Landscaping and Screening Standards of the Zoning Ordinance.

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

FINAL AMENDED SUBDIVISION PLAN | WOODS PARK SUBDIVISION -
Consider a final amended subdivision plan for the Woods Park PDO Development, located
at 2400 North 800 West; which consists of additional home designs to allow for more
variety in the subdivision. Leslie Mascaro, Oakwood Homes, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant recently took over the development of the Woods Park Subdivision. The applicant desires to amend the final plan to include additional building styles. The applicant is not requesting any change to the plat or layout of the subdivision; they are simply adding additional architectural components and plans for the homes. The new styles will also include the required architectural elements on the rear of the homes as originally approved. This requirement will be verified when a home is submitted for a building permit.

PRELIMINARY DRAFT

Planning Commission Meeting
December 10, 2014

Page 6

1 Leslie Mascaro, applicant, said Oakwood Homes recently acquired Henry Walker Homes
2 who was developing the Woods Park Subdivision. She explained there are three different floor
3 plans and various architectural elements for each house style. If there is a popular style these
4 options provide home owners the ability to make their home unique to give variety to the
5 subdivision.

6
7 Lisa Romney, City Attorney, suggested an additional condition be added to allow staff
8 the opportunity to review the Development Agreement to make sure all is in order. The
9 Commission agreed.

10
11 Commissioner Ince made a **motion** for the Planning Commission to accept the final
12 amended subdivision plan with the recommendation of approval to the City Council, subject to
13 the following conditions:

14
15 ***Conditions:***

- 16 1. This amendment shall include the addition of home designs offered to homebuyers
17 for the Woods Park Subdivision only. All other previous designs approved by the
18 Planning Commission and City Council shall still be allowable within the
19 subdivision.
- 20 2. Oakwood Homes shall still be obligated to adhere to all previous conditions of
21 approval for the Woods Park Subdivision as found within the final subdivision
22 approval, Development Agreement, and all General Notes as indicated on the final
23 approved plat.
- 24 3. All building permits shall be reviewed by City staff to ensure all required design
25 guidelines have been properly addressed.
- 26 4. Oakwood Homes shall receive final approval from the City Council prior to
27 constructing the new home design within the subdivision.
- 28 5. Developer shall enter into a Development Agreement amendment, if deemed
29 necessary by City, which amendment shall be entered into and recorded against the
30 property prior to issuance of a building permit for construction with the new designs.

31
32 ***Reasons for Action (findings):***

- 33 1. A completed application for a final amended subdivision plan has been submitted
34 [Section 15-4-101].
- 35 2. The proposed subdivision meets all applicable standards found in the Subdivision
36 Ordinance for an approval of the preliminary and final applications [Chapters 15-3,
37 15-4].
- 38 3. All applicable standards found in the Centerville City Zoning Ordinance concerning
39 development within the Residential-Low Zone have been satisfied [Section 12-32-1].

- 1 4. The proposed additional home designs are in harmony with what has already been
2 approved on site.
3 5. The proposed designs follow the required design criteria as indicated within the
4 General Notes of the approved plat.
5

6 The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).
7

8 **CONTINUATION OF THE WEST CENTERVILLE NEIGHBORHOOD PLAN**
9 **UPDATE [Tabled from November 19, 2014 Meeting] - a. Consider a General Plan**
10 **Amendment for the West Centerville Neighborhood Plan; b. Consider a Zone Map and**
11 **Text Amendment to the City's Zoning Ordinance. The proposed zone text and map**
12 **amendments are to establish a new "mixed-use district" and its associated development**
13 **standards to implement the drafted policies of the General Plan Update for the West**
14 **Centerville Neighborhood. Centerville City, Applicant.**
15

16 Chair Hirschi said this matter has been studied at great length. He explained the directive
17 from the City Council to the Planning Commission to study this issue. He reviewed the
18 committees, studies, meetings, presentations and public hearings that have also taking place with
19 regard to this issue. He said the Commission has raised many questions about mixed-use and it
20 appears the general consensus of the Commission is in favor of mixed-use.
21

22 Ted Knowlton, Wasatch Front Regional Council, said the majority of Davis County
23 residents do not work within Davis County. There is a demand for additional jobs and residential
24 dwellings in Davis County. He discussed the projected future growth explaining the majority of
25 growth is internal, meaning children and grandchildren want to continue to live in Davis County
26 which will grow the population. He shared data showing the demand for walkable/bikeable
27 communities. He said walkable communities provide residential sustainability. He reviewed air
28 quality and transportation issues. Mr. Knowlton explained mixed-use and how it allows the
29 market to intermix destinations and origins which create a walkable community. He reviewed
30 mixed-use community scenarios and options. There is a need for housing diversity. He explained
31 that Davis County is not on pace to meet the growing demand for housing. He said citizens want
32 to retire in Centerville and current conditions make that unlikely. He said mixed-use is a way to
33 provide a variety of housing and work options in Centerville.
34

35 Julia Collins, Wasatch Front Regional Council, shared pictures of mixed-use options and
36 possibilities. She explained that mixed-use developments fall on a scale from T1-T6. She said T6
37 would include high-rise apartments and commercial developments such as downtown Salt Lake
38 City and City Creek. What is being proposed as West Centerville's "preferred plan" would fall
39 around a T3-T4 range. She reviewed many design elements of the "preferred plan" including,

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 4.

Short Title: Discuss Sign Ordinance Issues Relating to Elections

Initiated By:

Scheduled Time: 7:25

SUBJECT

RECOMMENDATION

BACKGROUND

The purpose of this agenda item is to discuss whether the City Council wants to revisit amendments to the Sign Ordinance. In the 2013 election, there were some complaints and enforcement issues regarding campaign signs. The Mayor would like to discuss some of these issues with the Council. Discussion points may include setback requirements along Parrish Lane (currently 10'), signs on fences and walls, and complaint-based enforcement. The Community Development Director will be available to discuss current ordinance requirements regarding temporary signs and multi-tenant signage rules. A copy of the current Sign Ordinance (Chapter 12-54) is attached, as well as a copy of the current Zoning Code Enforcement Ordinance (Chapter 12-23).

ATTACHMENTS:

Description

- ☐ Sign Ordinance (Chapter 12-54)
- ☐ Zoning Enforcement Ordinance (Chapter 12-23)

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

Sections.

- 12-54-010. Purpose.
- 12-54-020. Scope.
- 12-54-030. Definitions.
- 12-54-040. Sign Design Guidelines.
- 12-54-050. Sign Permit Required.
- 12-54-060. General Provisions.
- 12-54-070. Prohibited Signs and Devices.
- 12-54-080. Signs Permitted in All Zones.
- 12-54-090. Temporary Signs.
- 12-54-100. Subdivision Signs.
- 12-54-110. Signs in Main Street and Pages Lane Commercial Districts.
- 12-54-120. Signs in Parrish Lane Gateway Commercial District.
- 12-54-130. Signs in Commercial Zones.
- 12-54-140. Signs in Industrial Zones.
- 12-54-150. Maintenance.
- 12-54-160. Nonconforming Signs.
- 12-54-170. Financial Assistance.
- 12-54-180. Appeal.
- 12-54-190. Severability
- 12-54-200. Substitution Clause

12-54-010. Purpose.

It is not the purpose or intent of this Chapter to regulate the message or content displayed on any sign; nor is it the purpose or intent of this Chapter to regulate any building design or any display not defined as a sign, or any sign that cannot be viewed from outside a building. The purpose and intent of this Chapter is to protect and promote the health, safety and welfare of City residents by regulating the design, construction and installation of signs to achieve the following objectives:

- (a) To regulate the number, location, size, type, illumination and other physical characteristics of signs within the City in order to promote the public health, safety and general welfare;
- (b) To eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed and maintained in a manner that promotes the public health, safety and general welfare by increasing traffic safety and reducing visual distractions for motorists;
- (c) To improve the visual appearance of the City while providing for effective means of

communication, consistent with Constitutional guarantees and the City's goals of public safety and aesthetics;

(d) To encourage good design and improved appearance by encouraging rapid replacement and eventual elimination of nonconforming signs with the sign type, location and size specified in the Chapter;

(e) To encourage signs, which by their good design, are integrated with and harmonious to adjacent buildings, signs, land uses, sites and landscaping.

(f) To maintain, enhance and improve the aesthetic environment of the City by preventing the visual clutter that is harmful to the appearance of the community;

(g) To safeguard and protect property values and public and private investment in buildings and open spaces and enhance the economic strength of the City by regulating matters such as sign size, location, design and illumination;

(h) To provide fair, comprehensive and enforceable regulations that promote and maintain safe and aesthetically pleasing building elevations and streetscapes within the City;

(i) To provide fair, comprehensive and enforceable regulations that balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising for land uses and property owners;

(j) To provide for the fair and consistent enforcement of the sign regulations set forth in this Chapter under the zoning authority of the City; and

(k) To require signs that adhere to the adopted fire, traffic, building and safety standards in order to ensure the safety of residents and visitors to the City.

12-54-020. Scope.

The provisions of this Chapter shall apply to the display, construction, erection, alteration, use, location and maintenance of any sign within the City which is visible to the public from a public right-of-way unless the sign is legally nonconforming under the provisions of Section 12-54-160 of this Chapter or is not

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

regulated under the provisions of this Chapter. The requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws.

12-54-030. Definitions.

Certain words and phrases in this Chapter are defined in Chapter 12-12 of this Title.

12-54-040. Sign Design Guidelines.

The placement and design of signs should be compatible with the development project and the surrounding area. Signs should be an integral design element of a building and should be compatible with the style of a building in terms of location, scale, color and lettering.

12-54-050. Sign Permit Required.

Except as otherwise provided by this Chapter, a sign permit shall be required prior to the erection, installation, or use of a sign. Such permit is separate and distinct from any other permit that may be required by applicable provisions of the Centerville Municipal Code and shall be issued in accordance with the procedures set forth in Section 12-21-160 of this Title.

12-54-060. General Provisions.

(a) *Sign Area Computation.* The measured area of a sign shall be the entire area within the smallest square, circle, rectangle, or triangle enclosing the extreme limits of a writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the sign display.

(1) The supports, uprights, or structure on which any sign is supported shall not be included in determining sign area unless such supports, uprights, or structure are designed in such a manner as to form an integral part of the sign display.

(2) When a sign has two (2) opposite display faces, the area of only one (1) face shall be included in determining the sign area.

(3) Sign area calculations shall include all signs located on a lot or parcel unless under the

provisions of this Chapter or another chapter of this Title a particular type of sign:

(A) Is expressly excluded from the calculation of total sign area; or

(B) Has a separate basis for calculating sign area; or

(C) Is not regulated by the provisions of this Chapter.

(b) *Traffic Hazard.* No sign or other advertising structure shall be erected in such a manner as to obstruct free and clear vision of traffic, particularly at a street intersection or driveway entrance; or at any location where by reason of the position, shape or color, the sign may interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal, or device; or which makes use of the word, "Stop", "Drive-in", "Danger", or any other word, phrase, symbol, or character in a manner that interferes with, misleads, or confuses traffic.

(c) *Lights and Lighted Signs.* No spotlight, flood-light, or lighted sign shall be installed in a manner that directs the rays of such sign light to adjacent property. No light or lighted sign shall be installed or located in such a manner as to constitute a nuisance or hazard.

(d) *Signs on Public Property.* Except for signs owned and installed by a government agency, or installed by permission of a government agency, no sign shall be:

(1) Erected on, over, or across publicly-owned property or inside a public street right-of-way, or

(2) Placed on any curb, sidewalk, post, pole, hydrant, tree, rock, or street located on public property; or

(3) Located within a public right-of-way.

(e) *Electrical Power Supply.* Electrical wiring, conduit, and appurtenances for a sign shall be underground or concealed behind a building wall or fascia.

(f) *Construction Standards.* A sign shall be installed and constructed in accordance with

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

provisions of building codes and engineering standards adopted by the City.

(g) Clearance.

(1) No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and electrical power lines than prescribed by the laws of the State of Utah or its agencies.

(2) Adequate clearance shall be provided between the ground or sidewalk and any part of a wall sign projecting more than twelve (12) inches from a building or other support, particularly in pedestrian and vehicular areas.

(3) A free-standing sign shall not extend over any pedestrian or vehicular access area unless the chief building official determines such sign is not a hazard. Provided, however, that no sign shall not extend over an publicly-owned property, including a right-of-way unless authorized by the government agency having jurisdiction over such right-of-way.

(h) Safe Distance. A free-standing sign shall be located at least one hundred (100) feet from another freestanding sign located on the same or immediately adjoining lot or parcel. In addition to the foregoing separation requirement, a freestanding sign shall be setback from a side lot line a distance equal to or greater than the height of the sign.

(i) Wall (Flat) Sign. A wall sign shall be located flat against and attached to the wall of a building, painted thereon, or designed as an architectural feature thereof. Unless otherwise provided in this Chapter, the highest point of a wall sign shall not be higher than the lowest roofline of the building to which it is attached.

(j) Landscaping. Unless otherwise provided in this Chapter, the ground space within a radius of ten (10) feet from the base of a low-profile or free-standing sign shall be landscaped and maintained in accordance with the landscaping standards set forth in this Title.

(k) Pole Covers. Except as otherwise provided in this Chapter, structural supports for a free-standing sign shall be covered or concealed with pole covers which are at least twenty five (25) percent of the

width of the sign cabinet. In no case shall a pole cover be less than eighteen (18) inches in width.

(1) A pole cover shall be harmonious in design and finish with other parts of the sign and shall be architecturally designed to match the building.

(2) Square tube supports may be used instead of pole covers, provided that such supports are:

(A) Monolithic in appearance from grade to the bottom of the sign with no increase or reduction in size or dimension;

(B) Proportionate to the size of the sign copy area;

(C) Harmonious in design and finish with other parts of the sign;

(D) Architecturally designed to match buildings on the lot or parcel where the sign is located.

(3) The pole cover requirements set forth herein shall not apply to free-standing signs exceeding thirty (30) feet in height.

(l) Signs on Fascias, Marquees, Canopies, or Awnings. Marquees, fascias, canopies, or awnings shall be designated as permanent parts of a building and shall meet all requirements of the building code.

(1) Unless otherwise provided in this section, the area of signs painted or mounted on a marquee, fascia, canopy, or awning shall be limited to the area allowed for a wall sign on the face of a building and shall, in effect, be considered a wall sign.

(2) In the case where an awning, canopy, marquee or fascia is constructed of translucent material, is illuminated from within the structure, and contains sign copy, the entire area of the structure shall be calculated in the allowance for a wall sign.

(3) On places of public entertainment, such as theaters, arenas, and meeting halls where changeable copy is included as part of a sign, the copy area shall be included in the total sign area allowed for a wall sign.

12-54-070. Prohibited Signs and Devices.

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

(a) *Prohibited Signs.* The following signs and devices are prohibited.

- (1) Animated sign;
- (2) Movable (portable) or temporary sign, except when permitted as a temporary sign in accordance with the provisions set forth in Section 12-54-090 of this Chapter;
- (3) Roof sign;
- (4) Graffiti;
- (5) Off-premise commercial sign (including billboards);
- (6) Spotlights directed into the night sky, except as permitted by a temporary use permit issued pursuant to the provisions of Chapter 12-56 of this Title;
- (7) Balloons, including cold air, helium, and other balloons; except when in accordance with the provisions set forth in Section 12-54-090; and
- (8) Ornamental flags, pennants, streamers, **banners** or other decorative materials used for commercial advertising purposes or to direct attention to a place of business, except when in accordance with the provisions set forth in Section 12-54-090.

(b) *Unlawful Prohibition.* If any of the foregoing signs are deemed lawful by a court of competent jurisdiction, such signs shall be permitted.

12-54-080. Signs Permitted in All Zones.

(a) *Government Signs.* A sign authorized by a government agency may be installed as provided by applicable law and shall not require a sign permit.

(b) *Signs Permitted by Right.* The following signs may be placed on a lot or parcel as provided below and shall not require a sign permit. Such signs may include any lawful commercial or non-commercial message.

(1) Agricultural or residential zones: Any type or number of signs provided:

- (A) The total area of all signs is not more than twelve (12) square feet;

(B) No sign is higher than three (3) feet; and

(C) Each sign is at least three (3) feet from a front lot line.

(2) Public facility, commercial, and industrial zones:

(A) Wall sign: Any number of wall signs provided the total area of all wall signs is not more than thirty-two (32) square feet.

(B) Free-standing sign: Up to three (3) free-standing signs provided:

(i) No sign is higher than four (4) feet;

(ii) Each sign is no closer than five (5) feet from a front lot line, except for the Parrish Lane Gateway Design Area which shall be no closer than ten (10) feet from a front lot line; and

(iii) The total area of all freestanding signs does not exceed fifty (50) square feet.

(3) Multi-tenant or Planned Center Use Areas:

(A) Free-standing sign: Each multi-tenant or planned center use shall be allowed one (1) free-standing sign provided:

(i) No sign is higher than four (4) feet;

(ii) Each sign is no closer than five (5) feet from a front lot line, except for the Parrish Lane Gateway Design Area which shall be no closer than ten (10) feet from a front lot line; and

(iii) The total area of each free-standing sign does not exceed twelve (12) square feet.

(c) *Flag Displays:* The display or use of a national, state, county, or city flag is permitted in all zones. In addition, the display of a corporate, business, subdivision or project name flag shall be permitted in all zones, provided such flag displays shall:

- (i) Be no higher than twenty-five (25) feet;

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

(ii) Total flag area shall not exceed twenty-five (25) square feet;

(iii) Flag is mounted or flown on a typical or standard flag pole;

(iv) Meets the clearance requirements of this Chapter; and

(v) Be limited to one (1) flag per lot, parcel, subdivision or project.

12-54-090. Temporary Event Signs.

In addition to signs permitted in all zones, the following signs shall be permitted on a temporary basis in all zones subject to the following provisions. Such signs may include any lawful commercial or non-commercial message.

(a) *Temporary Grand Opening Signs.* One (1) or more temporary signs, up to seventy five (75) square feet in total area, may be placed on a lot or parcel to promote new businesses, upon issuance of a temporary sign permit, pursuant to Section 12-21-160. Such signs shall:

(1) Be limited to A-frame, banner, freestanding, movable, promotional, or wall signs;

(2) Be allowed for a duration not to exceed forty-five (45) days after issuance of a business license and/or a new permanent certificate of occupancy has been granted by the City;

(3) May be attached to the building face or placed in a landscaped area;

(4) Not be hung from a free-standing sign, street light, utility pole, tree, fence, or placed in a public right-of-way; and

(5) Be removed upon the expiration of the 45 day limit with which Grand Opening signs are associated.

(b) *Temporary Project, Subdivision, or Construction Advertising and/or Marketing Signs.* One (1) or more temporary signs, up to seventy five (75) square feet in total area, may be placed on a lot or parcel for

which a temporary use permit has been issued, pursuant to the provisions of Chapter 12-56 of this Title, to allow a construction office or model home. Such signs shall:

(1) Be limited to A-frame, banner, freestanding, movable, promotional, or wall signs;

(2) Be allowed for a duration not to exceed the time allowance pursuant to issuance of a model home or construction office, temporary use permit, pursuant to Section 12-56;

(3) May be attached to the building face or placed in a landscaped area;

(4) Not be hung from a free-standing sign, street light, utility pole, tree, fence, or placed in a public right-of-way;

(5) Be removed upon the expiration of the temporary use permit with which a project or construction sign is associated; and

(6) Not be eligible for a Temporary Grand Opening Sign.

(c) *Temporary Use or Event Signs.* One (1) or more temporary signs, up to fifty (50) square feet square feet in total area, may be placed on a lot or parcel for which a temporary use permit has been issued pursuant to the provisions of Chapter 12-56 of this Title. Such signs shall:

(1) Be limited to A-frame, banner, freestanding, movable, or wall signs;

(2) May be attached to the building face or placed in a landscaped area;

(3) Not be hung from a free-standing sign, street light, utility pole, tree, fence, or placed in a public right-of-way;

(4) Be removed upon the expiration of the temporary use permit with which a temporary event or use sign is associated; and

(5) Not be eligible for Temporary Grand Opening Signs

12-54-100. Subdivision Signs.

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

(a) *Permitted.* In addition to signs permitted in all zones, one (1) non-illuminated, low-profile sign shall be permitted per exclusive entrance to a subdivision, provided the total area of the sign is not more than twenty-four (24) square feet. Such signs may include any lawful commercial or non-commercial message.

(b) *Development Standards.* A low-profile subdivision sign may be located in a required front yard provided:

- (1) The sign is not higher than four (4) feet above finished grade; and
- (2) The sign is no closer than (3) feet from a front lot line.
- (3) The sign satisfies the Visual Obstruction requirements of Section 12-55-230 of this Title.

12-54-110. Signs in Main Street and Pages Lane Commercial Districts.

(a) *Intent and Purpose.*

(1) The Main Street Commercial District is defined as any commercially zoned land on Main Street south of Parrish Lane to Pages Lane. This area is considered to be an architecturally, aesthetically and historically sensitive area within the City.

(2) The Pages Lane Commercial District is defined as the area south of Pages Lane on Main Street to the City boundary and along Pages Lane from Main Street to 400 East. The Pages Lane Commercial District is more retail in nature and less fragmented than the Main Street Commercial District, but is also considered to be a sensitive area within the City subject to the same sign regulations as the Main Street Commercial District.

(3) The intent of this section is that signs for these small, specialized Commercial Districts should be different than the more intensive, gateway areas of the City. The major objective of sign regulations for Main Street and Pages Lane Commercial Districts is to eventually convert many free-standing signs to low-profile (monument) signs while allowing some flexibility in permitting existing free-standing signs to be altered, changed or

relocated. Because some properties on Main Street and Pages Lane may have physical constraints that may create an undue burden regarding strict compliance with the requirements of this section, a special exception to certain provisions in this section may be authorized.

(b) *Signs Permitted.* In addition to the signs permitted in all zones, the following signs shall be allowed in the Main Street and Pages Lane Commercial Districts subject to the conditions and restrictions set forth in this section. Such signs may include any lawful commercial or non-commercial message.

(1) *Wall Sign.* Wall signs are the preferred form of identification for businesses in the City. The total sign area of all such signs on a primary or main wall, facade, or building elevation facing the street shall be limited to fifteen (15) percent of the vertical wall area to which the sign is attached. The total sign area of any sign on a secondary wall or facade shall be limited to five (5) percent of the wall or facade area to which the sign is attached. The total sign area of any sign on the remaining building elevations (other than the primary and secondary walls) shall not exceed a maximum combined total of 32 square feet, as set forth in Section 12-54-080 of this Chapter.

(6) *Projecting Sign.* A locally or nationally recognized historic building may have one (1) projecting sign on the primary building elevation fronting a street. A projecting sign shall:

- (A) Have a total area of not more than twenty-four (24) square feet;
- (B) Project no further than four (4) feet from a wall;
- (C) Allow at least ten (10) feet of clearance above a sidewalk and fourteen (14) feet above any driveway or vehicular right-of-way; and
- (D) Not project above the roof cornice or parapet of a building.

(E) Awnings, canopies, fascias and marquees shall be considered part of the building and are regulated in accordance with the general sign standards set forth in Section 12-54-060 of this Chapter.

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

(3) Low-Profile Sign. One (1) low-profile sign shall be allowed for each separately owned commercial lot or parcel with a single tenant building in the Main Street and Pages Lane Commercial Districts subject to the following requirements:

(A) Each lot or parcel shall have at least thirty (30) feet of street frontage.

(B) Each low-profile sign shall have at least a one (1) foot high opaque pedestal designed as part of the foundation which conceals pole support.

(C) The pedestal for a low-profile sign shall run at least fifty (50) percent of the horizontal length of the sign and there shall be no exposed space between the ground and the pedestal.

(D) The sign portion of a low-profile sign shall not exceed five (5) feet for a total sign height of six (6) feet. The height to the top of the sign may vary depending upon landscaping, but the combined height of the sign and berming and/or landscaping shall not exceed nine (9) feet as measured from the nearest top back of curb. The entire frontage shall be randomly bermed for this to occur, not just where the sign is to be placed.

(E) A low-profile sign shall be located at least three (3) feet from any adjacent property line and at least thirty-five (35) feet from another low-profile sign.

(F) A corner lot with more than one (1) street frontage may have one (1) low-profile sign for each frontage which is thirty (30) feet or more.

(G) The area of a low-profile sign shall not exceed one-half (25) square foot of area for every one (1) linear foot of street frontage with a minimum sixteen (16) square feet and a maximum of eighty (80) square feet for any such sign.

(4) Additional Signage for Multiple-Tenant Buildings and Lots. In addition to the signage permitted under Subsection (3) of this section, a separately-owned lot or parcel with more than

one (1) tenant building and/or with a multiple-tenant building or buildings shall be permitted to have one (1) additional low-profile sign as follows:

(A) The area of such sign shall be limited to one-half (25) square foot of area for every one (1) linear foot of street frontage with a minimum sixteen (16) square feet and a maximum of eighty (80) square feet for any such sign.

(B) Changeable copy and electronic message areas shall occupy not more than fifty (50) percent of the total sign area allowed.

12-54-120. Signs in Parrish Lane Gateway Commercial District.

(a) *Parrish Lane Gateway Commercial District.* The Parrish Lane Gateway Commercial District is defined as the central business area of commercial zoning east of Interstate 15 both north and south of Parrish Lane, businesses in the Centerville Marketplace project, along 400 West, the Frontage Road to the City limit on the south and Marketplace Drive.

(b) *Signs Permitted.* In addition to signs permitted in all zones, the following signs shall be allowed in the Parrish Lane Commercial District, subject to the conditions and restrictions set forth in this section. Such signs may include any lawful commercial or non-commercial message.

(1) Wall Sign. The regulations of Section 12-54-110(b)(1) of this Chapter shall apply.

(2) Low-Profile Sign. The regulations of Section 12-54-110(b)(3) of this Chapter shall apply.

(3) Free-standing Sign. A free-standing sign may be allowed for a lot, parcel, or planned center. A free-standing sign shall meet the following requirements:

(A) Except as otherwise provided in this subsection, total allowable sign area for a free-standing sign shall be one hundred fifty (150) square feet plus an additional ten (10) square feet per tenant located (existing or approved) not to exceed two hundred and fifty (250) square

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

feet in total sign area. The Planning Commission may grant a conditional use permit for a free-standing sign over two hundred fifty (250) square feet but not exceeding five hundred (500) square feet in accordance with the provisions of Section 12-21-100 of this Title.

(B) Except as otherwise provided in this subsection, the maximum allowable height shall be thirty (30) feet.

(C) Free-standing signs shall be located within an area at a distance sufficient from a street or intersection to provide clear vision for traffic. No portion of a sign shall be closer than five (5) feet from any adjacent property line or right-of way.

(D) A free-standing sign shall meet and/or exceed the standards for free-standing signs set forth in Subsection (5) of this section (b).

(E) Each free-standing sign shall be located in an area with a minimum of one thousand (1,000) square feet of landscaping. Landscaping and sign location details for such signs shall be reviewed and approved by the Planning Commission during site plan review.

(F) Pole covers shall be used for a free-standing sign in accordance with the standards set forth in this Chapter.

(G) A planned center may have one (1) free-standing sign for each street upon which the center has frontage, not to exceed two (2) free-standing signs per planned center.

(i) Free-standing signs for a planned center shall be compatible with the size, design, and character of the corresponding site and building design and should be of appropriate scale and character for the street on which they are located. These factors shall be reviewed and considered by the approving authority in determining whether to approve or deny the sign permit.

- (4) Free-standing Freeway-Oriented Sign. One (1) free-standing freeway-oriented sign shall be allowed on commercially developed properties immediately abutting the I-15 right-of-way or Frontage Road that are within six hundred (600)

feet north and south of the centerline of Parrish Lane, subject to the following requirements:

(A) Such signs abutting the I-15 right-of-way shall not exceed sixty (60) feet in height.

(B) The maximum aggregate area for such signs abutting the I-15 right-of-way (counting one [1] side of a double-faced sign) shall be two hundred (200) square feet.

(C) Such signs abutting Frontage Road shall not exceed fifty (50) feet in height.

(D) The maximum aggregate area for such signs abutting Frontage Road (counting one [1] side of a double-faced sign) shall be one hundred sixty-five (165) square feet, and shall not include any changeable copy or digital elements.

(E) Free-standing freeway-oriented signs shall not be located on the side of the property abutting Parrish Lane or Marketplace Drive.

(5) Free-standing (Pole) Signs. Free-standing signs may be allowed as follows:

(A) One (1) free-standing sign shall be allowed as a permitted use on commercially developed property located outside a planned center.

(B) A free-standing sign shall be prohibited for a pad site located within a planned center. Such property shall be limited to a low-profile sign, wall sign, and/or space within an approved free-standing sign in accordance with the provisions set forth in this Chapter.

(C) Only one (1) free-standing sign of any type shall be allowed for any property outside a planned center regardless of the number of street frontages.

(D) Not more than fifty (50) percent of allowable total sign copy area shall be used for changeable copy or electronic message center signs.

(6) Area Restrictions.

(A) Frontage Road (800 West) (west side only): Free-standing, freeway-oriented signs shall be allowed on property abutting the west side of

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

Frontage Road in accordance with the standards set forth in Subsection 12-54-120(b)(4) of this Chapter.

(i) In instances where an eligible business chooses not to install a free-standing freeway-oriented sign, a twenty-five (25) foot free-standing sign on Frontage Road may be allowed with a maximum of one hundred (100) square feet per lot or parcel.

(ii) A businesses that has more than one (1) frontage shall be limited to no more than one (1) free-standing sign of any type for the entire site. Such business and property may have a low-profile sign on any other frontage in accordance with the standards set forth in Subsection 12-54-110(b)(3) of this Chapter.

(B) Frontage Road to 400 West: Free-standing signs shall be allowed on property located between Frontage Road and 400 West, including property abutting the east side of Frontage Road and the east side of 400 West, in accordance with the standards set forth in Subsection 12-54-120(b)(5) of this Chapter.

(i) Such signs may not exceed twenty-five (25) feet in height.

(ii) The maximum area for each free-standing sign in this area shall be one-half (25) square foot of sign area (counting one [1] side of a double-faced sign) for each one (1) lineal foot of frontage on the street on which the sign faces, up to a maximum total area of one hundred (100) square feet.

(iii) Businesses that have more than one (1) frontage shall be limited to no more than one (1) free-standing sign of any type for the entire site.

(iv) Such property may have a low-profile sign on any other frontage in accordance with the standards for such signs set forth in Subsection 12-54-110(b)(3) of this Chapter.

(C) Parrish Lane East of 400 West: Free-standing signs shall be allowed for individual businesses outside a planned center located east of 400 West. Signs for properties abutting the east side of 400 West shall be governed by

provisions set forth in Subsection (b) of this section.

(i) Signs in this area shall not exceed twenty (20) feet in height.

(ii) The area allowed for each sign shall be one-half square foot of sign (counting one side of a double-faced sign) for each lineal foot of frontage on the street on which the sign has frontage, up to a maximum of eighty (80) square feet.

12-54-130. Signs in Commercial Zones.

(a) *Sign Allowed.* In addition to signs permitted in all zones, the following signs shall be allowed in C-M, C-H, C-VH zones, not covered by this Chapter, subject to the conditions and restrictions set forth in this section. Such signs may include any lawful commercial or non-commercial message.

(1) Wall (Flat) Signs. The regulations of Section 12-54- 110(b)(1) of this Chapter shall apply.

(2) Low-Profile Signs. The regulations of Section 12-54-110(b)(3) shall apply. For qualified sites containing a free-standing sign, one (1) low-profile sign shall be allowed in addition to a free-standing sign on any other dedicated street frontage for the site.

(3) Free-standing Planned Center Signs (Free-standing Signs). Free-standing Planned Center signs shall be permitted in the C-H and C-VH zones. No more than one (1) free-standing sign shall be allowed for any qualified site and the regulations of Section 12-54-120 of this Chapter shall apply to any such sign.

(5) Free-standing Signs.

(A) Free-standing signs shall be prohibited in the C-M zone.

(B) A free-standing sign shall be allowed as a permitted use in the C-H and C-VH zones in accordance with the provisions of Section 12-54-120.

12-54-140. Signs in Industrial Zones.

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

(a) *Signs Permitted.* In addition to the signs permitted in all zones, the following signs shall be allowed in Industrial zones, subject to the conditions and restrictions herein set forth. Such signs may include any lawful commercial or non-commercial message.

(1) **Wall Signs.** The regulations of Section 12-54-110(b)(1) of this Chapter shall apply.

(2) **Low-profile Signs.** The regulations of Section 12-54-110(b)(3) of this Chapter shall apply. No more than one (1) low-profile sign shall be allowed per required street frontage for any property in an industrial zone.

12-54-150. Maintenance.

Every sign shall be maintained in operating condition. The required landscaped area in which any low-profile or free-standing sign is placed shall be properly maintained and kept free from weeds, garbage, debris and flammable materials. "Maintenance" shall include the repair of building facades where a sign has been removed and the painting, cleaning, or repairing of the sign. "Maintenance" shall not include structural alterations, cosmetic or style changes or enlargements of sign faces. Failure to properly maintain any sign shall be subject to enforcement procedures set forth in Section 12-54-160 of this Chapter and Chapter 12-23 of this Title.

12-54-160. Nonconforming Signs.

(a) *Purpose and Intent.* In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy current standards of this Chapter, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by strictly construing limits on change, expansion, alteration, abandonment, and restoration of nonconforming signs.

(b) *Alterations.* Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered, (including face changes) or enlarged unless it is brought into complete compliance with the provisions of this section.

(c) *Exemptions.* The following alterations shall be exempt from the provisions of this subsection:

(1) Face changes in a nonconforming center marquee/ directory sign.

(2) Face changes in a nonconforming commercial sign where:

(A) The business remains in the same ownership;

(B) The business retains the same name and use but ownership changes hands;

(C) The business changes name and ownership but the new use on the site is compatible and considered to be in the same category as the previous use in the new building; i.e. a fast food vacates a building and the new business is another fast food outlet; and

(D) Copy changes in a nonconforming permanent sign which was originally approved by the City with a changeable copy feature.

(d) *Abandonment.* Within one hundred eighty (180) calendar days after vacation of an existing business, any on-site nonconforming sign shall be removed or brought into compliance by the property owner. If removal does not occur, the City may have the entire nonconforming sign, (both face and structure) removed as provided in Section 12-23-070 of this Title.

(e) *Other Nonconforming Provisions.* The provisions of this section shall apply in addition to those set forth in Chapter 12-22 of this Title. In the event of conflict, the provisions set forth in this section shall prevail.

12-54-170. Financial Assistance.

In order to facilitate and encourage the implementation of low-profile business signs in the City, the Planning Commission may recommend to the City Council financial assistance for any property owner converting or replacing any free-standing and/or nonconforming sign to a low-profile sign or otherwise eliminating a free-standing sign. The level of such assistance shall be solely at the discretion of the City Council, but shall not exceed more than twenty-five (25) percent of the total cost of a new sign if the sign is being converted to or replaced with a low-profile sign or twenty-five (25) percent of the total cost of removing a free-standing sign if the sign is being eliminated, or one thousand five hundred (1,500) dollars, whichever amount is less. Any person desiring such financial assistance for the conversion or replacement of a free-standing or nonconforming sign to a low-profile sign or the

Title 12 B Zoning
Article 5 B Regulations of General Applicability
Chapter 12-54 B Signs

elimination of a free-standing sign shall submit a written request to the Zoning Administrator.

12-54-180. Appeal.

Any person adversely affected by a final decision of the Planning Commission or Zoning Administrator regarding the administration of this Chapter may appeal that decision to the Board of Adjustment as provided in Section 12-21-200 of this Title.

12-54-190. Severability.

If any section, subsection, clause or provision of this Chapter is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter, to the extent such remaining provisions can be reasonably and lawfully enforced.

12-54-200. Substitution Clause.

The owner of any sign which is otherwise allowed by this Chapter may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provision to the contrary.

Title 12 – Zoning
Article 2 – Administration and Enforcement
Chapter 12-23 – Enforcement

Sections:

- 12-23-010. Purpose.**
- 12-23-020. Scope.**
- 12-23-030. Definitions.**
- 12-23-040. Enforcement Authority.**
- 12-23-050. Issuance of Permits.**
- 12-23-060. Types of Violations.**
- 12-23-070. Remedies and Enforcement Powers.**
- 12-23-080. Nonconforming Use as Affirmative Defense.**
- 12-23-085. Complaint Procedures.**
- 12-23-090. Enforcement Procedures.**
- 12-23-092. Civil Penalty Procedures.**
- 12-23-093. Notice.**
- 12-23-094. Criminal Penalty Procedures.**
- 12-23-100. Other Enforcement Matters.**
- 12-23-110. Appeal.**

12-23-010. Purpose.

The purpose of this Chapter is to establish the remedies, penalties, and procedures for enforcement of this Title.

12-23-020. Scope.

The remedies, penalties, procedures, and other matters set forth in this Chapter shall apply to any violation of the provisions of this Title. The remedies, penalties and procedures set forth herein are not intended to limit or waive any remedies or rights under the law. The provisions of this Chapter shall not invalidate any other chapter, section or provision of the Centerville Municipal Code or applicable law, but shall be read in conjunction with such chapters, sections and provision, and shall be used as an additional remedy for enforcement of violations.

12-23-030. Definitions.

Certain words and phrases in this Chapter are defined in Chapter 12-12 of this Title.

12-23-040. Enforcement Authority.

This Title shall be administered and enforced by the Zoning Administrator or other authorized enforcement official.

12-23-050. Issuance of Permits.

Every official and employee of the City who is vested with the duty or authority to issue permits shall conform to the provisions of this Title and shall issue no permit, certificate, or license for a use, building, or purpose in conflict with the provisions of this Title. Any permit, certificate, or license issued in conflict with the provisions of this Title, intentionally or otherwise, or which is issued upon a false statement of fact material to the issuance of the permit shall be void.

12-23-060. Types of Violations.

(a) *Unlawful Acts.* It shall be unlawful for any person to violate any provision of this Title, cause the violation of any provision of this Title, or fail or refuse to do some act required under this Title, including, but not limited to, any of the following acts:

(1) To engage in any development, use, construction, remodeling, or other activity of any nature upon the land and improvements thereon subject to the jurisdiction of the City without all of the required permits, approvals, certificates, and other forms of authorization required by this Title or other City ordinance in order to conduct or engage in such activity;

(2) To engage in any development, use, construction, remodeling, or other activity which is contrary to the terms and conditions of any permit, approval, certificate, or other form of authorization required to engage in such activity;

(3) To violate, by act or omission, any lawful term, condition, or qualification placed by the City Council, Planning Commission, Board of Adjustment, or officer of the City, as applicable, upon a required permit, certificate, or other form of authorization or approval granted by the City Council, Planning Commission, Board of Adjustment, or other City officer allowing the use, development, or other activity upon land or improvements thereon;

(4) To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building or structure, or to use any land in violation of this Title;

(5) To reduce or diminish any lot area so that setbacks or open spaces shall be smaller than prescribed by this Title and any applicable site plan or subdivision plat; or

(6) To remove, deface, obscure, or otherwise interfere with any notice required by this Title.

(b) *Continuing Violation.* Each day a violation occurs shall constitute a separate offense.

(c) *Persons Liable.* The owner, owner's agent, tenant and/or occupant of any building or land or part thereof and any builder, contractor, agent and/or other person who participates in, assists, directs or creates any situation that is contrary to the requirements of this Title may be held responsible for the violation and be subject to the penalties and remedies provided herein.

Title 12 – Zoning
Article 2 – Administration and Enforcement
Chapter 12-23 – Enforcement

12-23-070. Remedies and Enforcement Powers.

Any violation of the provisions of this Title shall be subject to the enforcement remedies and penalties provided by this Chapter and by Utah law, including any of the following:

(a) *Withhold Permit.* The City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists pursuant to this Title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City Council, Planning Commission, Board of Adjustment, or other City officer. The City may, instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this section shall apply regardless of whether the original applicant or owner or current applicant or owner is responsible for the violation in question.

(b) *Revoke Permit.* Any permit may be revoked by the Zoning Administrator when the Zoning Administrator determines the permit was procured by false representation or was issued by mistake.

(1) When a permit is revoked hereunder for false representation or mistake, a notice of a revocation shall be in writing and may be served upon the owner, the owner's agent or contractor, or upon any person employed at the site of the building or structure for which such permit was issued. A notice of revocation shall be posted in a prominent location; and, thereafter, no such construction shall proceed under such permit.

(2) When plans conflict with applicable requirements, in lieu of revoking a permit, such plans may be modified to conform with applicable requirements as determined by the Zoning Administrator.

(3) When a mistake has been made calculating the fee for any permit, the proper fee shall be assessed and paid by the permit holder within ten (10) days of notification.

(c) *Stop Work.* In accordance with its power to stop work under the building code, the City may stop work, with or without revoking permits, on any building or structure on land where there exists an uncorrected violation of a provision of this Title, a permit, or other form of authorization issued hereunder.

(d) *Revoke Plan or Other Approval.* Where a violation of this Title involves failure to comply with approved plans or a condition upon which plan approval was subject, the original authorizing or approving body may, after ten (10) days notice to the applicant and other known parties in interest (including any holders of building permits affected) and after a hearing:

(1) Revoke the plan or other approval; or

(2) Condition its continuance on strict compliance, the provision of security, or such other conditions as the original Zoning Administrator may reasonably impose.

(e) *Remove Sign.* When a sign is illegally located within a public right-of-way, on City-owned property, or in the case of an emergency or an identified hazard, the Zoning Administrator or authorized enforcement official may, without notice, cause the immediate removal of such sign.

(1) Such action by the City shall be at the expense of the owner and shall include the actual cost of repair or removal of the sign, plus fifteen (15) percent of such amount for administrative and overhead costs.

(2) If the owner fails to pay the amount due within thirty (30) days from the date of billing, the City may initiate legal action against the owner as provided by law to collect such costs and expenses, including interest at the legal rate and reasonable attorney fees.

(f) *Injunctive Relief.* The City may seek an injunction or other equitable relief in the district court to stop, prevent or enjoin any violation of this Title, or a permit, certificate, or other form of authorization granted hereunder.

(g) *Abatement.* The City may seek a court order from the district court in the nature of mandamus, abatement, or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition which existed prior to the violation.

(h) *Penalty.* A violation of any provision of this Title shall be punishable either:

(1) As a class C misdemeanor upon conviction; or

(2) By imposing a civil penalty as provided in Section 12-23-092.

(i) *Separate and Continuing Violation.* Each day that any violation of this Title is committed, maintained, continued or permitted shall be considered a separate offense for purposes of the penalties and remedies available to the City. Accumulation of the penalties for violations, but not the obligation for payment of penalties already accrued, shall stop on correction of the violation.

(j) *Other Remedies.* The City shall have such other remedies as are and as may be from time to time provided by Utah law or City ordinance for the violation of any provision of this Title.

(k) *Remedies Cumulative.* These remedies shall be cumulative.

Title 12 – Zoning
Article 2 – Administration and Enforcement
Chapter 12-23 – Enforcement

12-23-080. Nonconforming Use as Affirmative Defense.

It shall be an affirmative defense to the enforcement of the provisions of this Title that the action complained of is a legally nonconforming lot, structure, use, or other nonconformity as governed by the provisions of Chapter 12-22 of this Title.

12-23-085. Complaint Procedures.

Centerville City generally uses the complaint-based methodology for code enforcement whereby the City pursues code enforcement upon receipt of a complaint. Any person desiring to file a complaint regarding a Zoning Code violation may do so by filling out a Centerville City Civil Complaint Form ("Civil Complaint Form") or by contacting the Community Development Department. The Community Development Department will accept complaints by phone or in writing. If complaints are made by phone, City staff will fill out the Civil Complaint Form. All official complaints will be logged and thereafter investigated by the applicable enforcement official. If requested, and contact information is provided, the enforcement official will follow up with the complainant and provide a summary of the investigation and the enforcement action taken, if any. The City may also use a systematic approach to code enforcement whereby the City conducts systematic sweeps or reviews of various areas of the City for code violations. The City may use the systematic approach when deemed necessary to address safety issues, rampant violations in a particular area, as part of an awareness campaign, or as directed by the City Council.

12-23-090. Enforcement Procedures.

(a) *Investigation and Inspection.* The authorized enforcement official may investigate any purported violation of this Title and take action as is warranted under the circumstances in accordance with the provisions and procedures set forth in this Chapter. An enforcement official is authorized to enter upon any property or premises to ascertain whether the provisions of this Title are being obeyed and to make any reasonable examination or survey necessary to determine compliance. This may include the taking of photographs, samples, or other physical evidence. All inspections, entries, examinations and surveys shall be done in a reasonable manner. If such inspection, entry, examination or survey requires entry onto private property, the enforcement official shall provide prior notice and obtain approval from the property owner or responsible person. If a property owner or responsible person refuses to allow an enforcement official to enter property, the enforcement official shall obtain a search warrant or administrative warrant before entering the property.

(b) *Notice of Violation.* Except as otherwise provided herein, if the enforcement official determines that any provision of this Title is being violated and immediate enforcement action is not necessary under the circumstances, the enforcement official shall provide a written notice of violation to the property owner or any other person

determined to be responsible for the violation. Such written notice of violation shall indicate the nature of the violation, the action necessary to correct the violation, the warning period established before further enforcement action or penalties, and the potential enforcement action and/or penalties to be imposed for failure to cure the violation within the established warning period. Such notice of violation shall be served in accordance with Section 12-23-091. Such notice of violation shall serve to start the warning period. A notice of violation shall not be required for violations requiring immediate enforcement under Subsection (d), or for subsequent violations within a 12-month period under Subsection (e), as amended.

(c) *Warning Period.* Unless otherwise determined by the enforcement official, the warning period for correction of violations set forth in the notice of violation shall be ten (10) days from the receipt of the notice of violation. If the violation remains uncured after expiration of the warning period, the enforcement official shall pursue further enforcement action as deemed appropriate in accordance with the provisions provided herein. The enforcement official is authorized to extend the warning period, up to an additional thirty (30) days, if the enforcement official determines good cause exists for such extended warning period and the extension will not create or perpetuate a situation imminently dangerous to life or property. The enforcement official is authorized to grant an extension beyond the additional thirty (30) days, on similar grounds and findings; provided, any such extension shall require written agreement by the property owner or person responsible for the violation to remedy the violations within a set time frame and to comply with any and all conditions of extension as required by the enforcement official. A request for extension shall be filed in writing by the property owner or person responsible for the violation prior to the expiration of the ten (10) day response period. A warning period shall not be required for violations requiring immediate enforcement under Subsection (d), or for subsequent violations within a 12-month period under Subsection (e), as amended.

(d) *Immediate Enforcement.* The enforcement official is not required to provide a notice of violation or warning period for any continuing development or construction or an emergency situation. In the case of a violation involving such continuing construction or development or an emergency situation, as reasonably determined by the enforcement official, the enforcement official may use the enforcement powers and remedies available under this Chapter, including issuance of a civil citation, without prior notice or notice of violation.

(e) *Subsequent Violations.* The enforcement official is not required to provide a notice of violation or warning period for the same subsequent Zoning Code violation occurring on the same property within a twelve (12) month period from the date of the first notice of violation. In the case of such subsequent violation(s) occurring on the same property within a twelve (12) month period, the enforcement official may use the enforcement powers and remedies provided under this Chapter, including issuance of a civil citation, without prior

Title 12 – Zoning
Article 2 – Administration and Enforcement
Chapter 12-23 – Enforcement

notice or notice of violation. In accordance with applicable statutes, property owners with weed violations need only be provided one notice of violation per season.

(f) *Enforcement and Abatement.* Any building or structure set up, erected, constructed, altered, enlarged, converted, moved, or maintained; or any land, building, or premises used contrary to the provisions of this Title is hereby declared to be unlawful and a public nuisance. The City Attorney, Prosecutor or other authorized legal counsel may commence action or proceedings for the abatement, removal, and injunction thereof in the manner provided by law. The City Attorney, Prosecutor or other authorized legal counsel may also take such other steps and may apply to such court as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person, firm, or corporation from setting up, erecting, building, maintaining, or using any building, structure, or property contrary to the provisions of this Title.

12.23.092. Civil Penalty Procedures.

(a) *Civil Citation.* If any violation of this Title remains uncured after issuance of a notice of violation and expiration of the warning period set forth therein, as applicable, a civil citation may be issued to the property owner or other person determined to be responsible for the violation and civil penalties imposed for such violation. The civil citation shall be served in the manner set forth in Section 12-23-093. Each civil citation shall include the date and location of all violations, the Code sections violated, the amount of the civil penalty imposed for each violation, an explanation of how the civil penalty shall be paid and the consequences for failure to pay, an explanation of the right to and the procedures for requesting an administrative hearing, and the signature of the enforcement official issuing the citation.

(b) *Civil Penalties Imposed.* Civil penalties to be imposed for a civil citation shall be imposed in accordance with the civil penalties fee schedule adopted by the City. Civil penalties shall be due and owing to the City within twenty (20) days from the date of service. The civil penalty shall double if not paid within twenty (20) days from the date of service. The civil penalty shall triple if not paid within forty (40) days from the date of service. After forty (40) days, unpaid civil penalties shall accrue interest at the rate set forth by the State of Utah for unpaid judgments. Payment of any civil penalty shall not excuse any failure to correct a violation or the reoccurrence of the violation, nor shall it bar further enforcement action by the City. A civil citation and civil penalties may be imposed for each and every day a violation occurs or continues to exist. Additional civil penalties may be imposed for subsequent or reoccurring violations on the same property within twelve (12) months from the date of the civil citation. Such graduated penalties for subsequent or recurring violations shall be adopted by the City Council and set forth in the City Fee Schedule. If a violation is corrected but reoccurs on the same property within one year from the imposition of any civil penalty, any subsequent violation within such one year period shall subject the person to the recurring violation penalty.

Civil penalties may not be imposed for a civil violation that occurs in conjunction with another criminal violation as part of a single criminal episode that will be prosecuted in a criminal proceeding. Civil penalties shall be paid to the City Finance Department.

(c) *Request for Hearing.* Any person having received a civil citation may request an administrative hearing before a hearing officer by filing a written application for hearing. Such request for hearing shall be filed with the City Recorder within twenty (20) days from the date of service of the civil citation or other specified date set forth therein. Failure to request an administrative hearing as provided herein within ten (10) days from the date of service of the civil citation or other specified time frame shall constitute a waiver of the right to an administrative hearing and the right to an appeal.

(d) *Scheduling Hearing.* Upon receipt of a request for an administrative hearing, the City Recorder shall forward the same to the City Manager. The City Manager shall thereafter appoint, contract with or hire a hearing officer to hear the matter. As soon as practicable after being appointed, the hearing officer shall schedule a date, time and place for the administrative hearing and shall send written notice of same to the responsible person(s). Notice of the hearing shall be served on the responsible person(s) in accordance with the provisions of Section 12-23-093.

(e) *Hearing Procedures.* Administrative hearings are intended to be informal in nature. Formal rules of evidence and discovery shall not apply; provided, all persons shall be afforded due process of law, including adequate notice, an opportunity to be heard, and adequate explanation of the reasons justifying any action. The City shall bear the burden of proof to establish the existence of a violation of the Code. Such proof shall be established by a preponderance of the evidence. All administrative hearings shall be open to the public and shall be recorded. The responsible person shall have the right to be represented by an attorney. If an attorney will be representing a responsible person at a hearing, notice of the attorney's name, address and telephone number shall be given to the City at least one (1) day prior to the hearing. If such notice is not given, the hearing may be continued at the City's request, and all costs of the continuance shall be assessed to the responsible person. The burden to prove any raised defenses shall be upon the party raising any such defense.

(f) *Failure to Attend Hearing.* A responsible person who fails to appear at an administrative hearing shall be deemed to have waived the right to such hearing, the adjudication of issues related to the hearing, and the right to appeal, provided that proper notice of the hearing has been given as provided in Section 12-23-093.

(g) *Administrative Order.* After holding the administrative hearing, the hearing officer shall issue a written administrative order affirming, rejecting or modifying the civil citation and/or civil penalties. The administrative order shall become final on the date of signing by the hearing officer.

Title 12 – Zoning
Article 2 – Administration and Enforcement
Chapter 12-23 – Enforcement

The administrative order shall be served on all parties in accordance with the provisions of Section 12-23-093.

(h) *Appeal.* Any person aggrieved of the hearing officer's determination regarding the imposition of civil penalties for a Zoning Ordinance violation may appeal such final administrative determination to the Board of Adjustment in accordance with the appeal procedures set forth in Section 12-21-200.

(i) *Collection.* The City may use any lawful means available to collect any unpaid penalty and fees imposed under this Chapter, including costs and reasonable attorney's fees.

(j) *Enforcement Alternative.* The procedures set forth herein regarding notice and imposition of civil penalties is one of many enforcement options available to the Zoning Administrator and is not intended to be an exclusive or required remedy.

12-23-093. Notice.

Whenever notice is required to be given under Section 12-23-092 for civil enforcement proceedings, the notice shall be served by one of the following methods, unless different provisions are otherwise specifically stated to apply:

(a) Personal service;

(b) Certified mail, return receipt requested, postage prepaid, to the last known address(es) of the responsible person(s);

(c) Posting the notice conspicuously on or in front of the property, if inhabited; if the property is uninhabited, the notice must be personally served, mailed or published as provided herein; or

(d) Published in a newspaper of general circulation when the identity or whereabouts of the person to be served are unknown and cannot be ascertained through reasonable diligence, where service is impracticable under the circumstances, or where there exists good cause to believe the person to be served is avoiding service.

Failure of a responsible person to receive notice shall not affect the validity of any civil enforcement action taken hereunder if notice has been served in the manner set forth above. Service by certified mail shall be deemed served on the date signed for on the return receipt.

12.23.094. Criminal Penalty Procedures.

(a) *Criminal Citation.* If any violation of this Title remains uncured after issuance of a notice of violation and expiration of the warning period, a criminal citation may be issued to the property owner or other person determined to be responsible for the violation in accordance with the notice of violation. All criminal citations for Zoning Ordinance violations shall be

issued by the City Police Department in accordance with applicable criminal procedures for issuance of a criminal citation.

(b) *Criminal Penalties.* The criminal penalty for Zoning Ordinance violations is a class C misdemeanor subject to such fines and incarceration as set forth by Utah law.

12.23-100. Other Enforcement Matters.

(a) *Inspection of Buildings, Structures, and Land Uses.* The Zoning Administrator, or his or her authorized designee, is authorized to inspect buildings and structures in the course of construction, modification, or repair and to inspect land uses to determine compliance with the provisions of this Title.

(b) *Right of Entry.* The Zoning Administrator, or his or her authorized designee, shall have the right to enter any building or property for the purpose of determining compliance with the provisions of this Title. Such right of entry shall be exercised only at a reasonable hour. In no case shall entry be made to any building in the absence of the owner or tenant thereof without consent of the owner or tenant, or a written order of a court of competent jurisdiction.

(c) *Interference with Enforcement Personnel.* It shall be unlawful for any person to interfere with lawful enforcement activities of authorized City personnel.

(d) *Other Powers.* In addition to the enforcement powers specified in this Chapter, the City may exercise any and all enforcement powers granted to it by Utah law, as may be amended from time to time.

(e) *Continuation.* Nothing in this Title shall prohibit the continuation of previous enforcement actions, undertaken by the City pursuant to previous and valid resolutions, ordinances, and laws.

(f) *Selection of Remedy.* Except as otherwise restricted by law, the City shall have the sole discretion in deciding whether to pursue a criminal or civil enforcement action for the violation of any ordinances or applicable code requirements and the provisions of this Chapter shall not be construed to limit the City's right to prosecute any violation as a criminal offense; provided, the City may not impose a civil penalty for a civil violation that occurs in conjunction with another criminal episode that will be prosecuted in a criminal proceeding.

(g) *Essential Governmental Function.* By establishing performance standards or by establishing obligations to act, it is the intent of the City Council that City employees and officers are exercising discretionary authority in pursuit of an essential governmental function and that any such standards or obligations shall not be construed as creating a ministerial duty for purposes of tort liability.

Title 12 – Zoning
Article 2 – Administration and Enforcement
Chapter 12-23 – Enforcement

12-23-110. Appeal.

Except as otherwise provided herein for criminal or civil proceedings regarding zoning enforcement actions, any person adversely affected by a final decision of the Zoning Administrator regarding the provisions of this Chapter may appeal that decision to the Board of Adjustment as provided in Section 12-21-200 of this Title.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 5.

Short Title: Consider Proposal to Purchase Speed Detection Sign

Initiated By: Mayor Cutler

Scheduled Time: 7:40

SUBJECT

RECOMMENDATION

Consider Mayor Cutler's request to purchase a pair of speed detection signs that would be moved around the community from time to time.

BACKGROUND

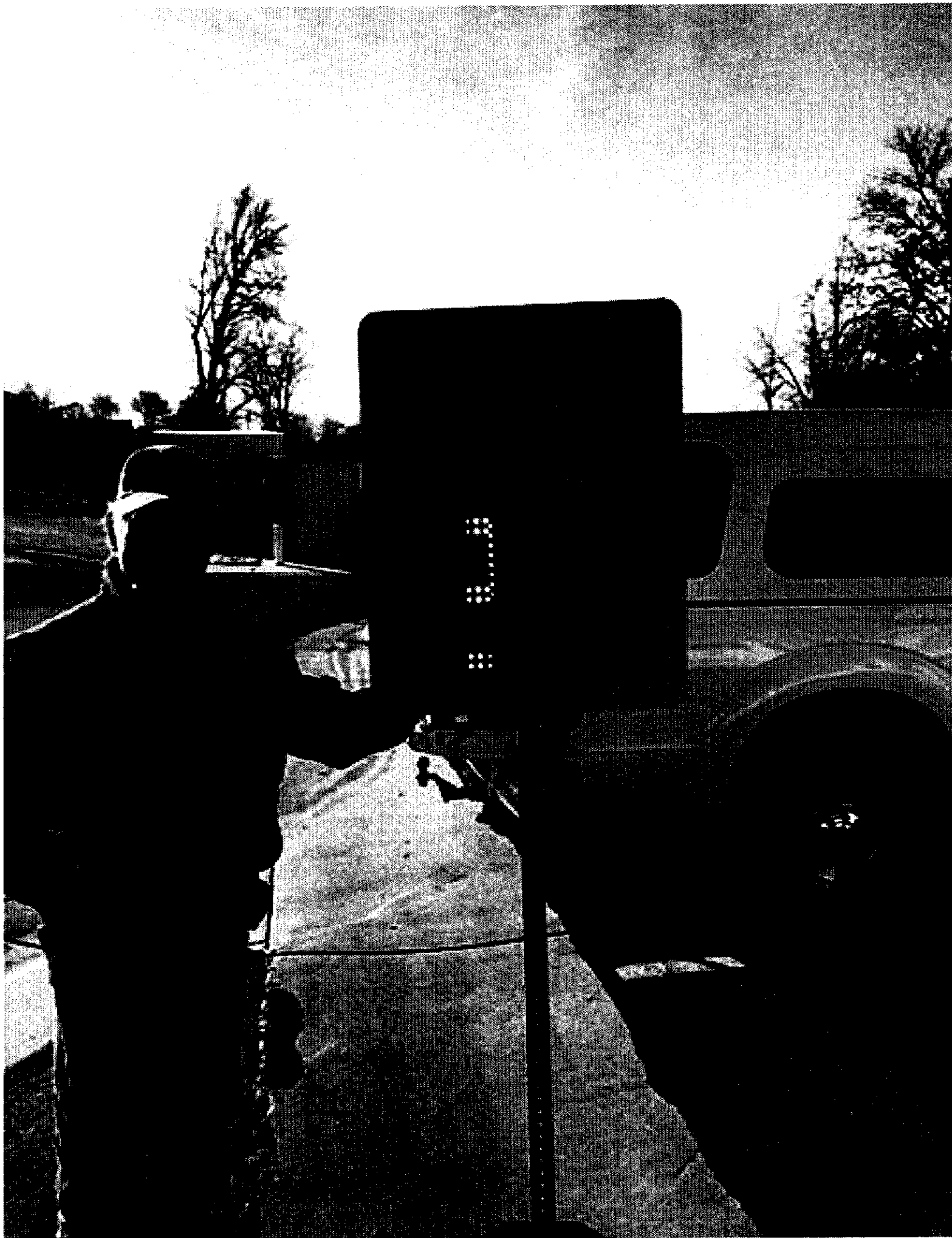
Mayor Cutler would like to see more investment in pedestrian safety. He views the use of speed detection signage as one of the ways to improve pedestrian safety by encouraging compliance with the posted speed limit. At his request, staff have investigated this type of signage and recommend the device shown in the attachment if the City Council supports this proposal. The Mayor would like to begin with the purchase of a pair of these signs, to be used as an experiment before deciding whether to purchase more in future budgets. Two such signs--operated by batteries--would cost almost \$6000. Two signs are needed because the signs would be posted in both directions at one location. Then after a period of time, these would be moved to another location. These signs can be mounted on speed limit signs that already exist on local streets.

There is no funding designated for this purpose in the current FY 2015 Budget. In future budgets, the Mayor would like to see 1% of the annual street projects budget be designated for pedestrian safety enhancements. If this is to be funded in the current budget, however, the Council would need to authorize the use of funding already approved for some other purpose, or approve the use of Contingency funds, or a combination of both. Mayor Cutler proposes to fund this using \$3000 from the annual street projects budget and \$3000 from the Council's contingency budget.

ATTACHMENTS:

Description

- ☐ Picture of speed sign



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 6.

Short Title: Review Employee Leave Benefits

Initiated By: City Manager and City Council

Scheduled Time: 7:50

SUBJECT

RECOMMENDATION

Review the comparison of paid leave benefits with other Utah cities and discuss ways to contain the increasing financial liability associated with the long-term sick leave benefit.

BACKGROUND

During the FY 2015 Budget Adoption process, the City Manager expressed concern about the increasing financial liability associated with the City's long-term sick leave (LTSL) benefit. Due to the lack of time, this issue was not discussed in depth, but was identified again by the City Manager several months later. At that time, the Council agreed they would discuss this issue, but in a more comprehensive context by reviewing all of the City's paid leave benefits. They directed staff to prepare an analysis comparing these benefits to other Utah cities. One of the attached tables compares the several categories of paid leave for 30 cities. Source of the data is an annual compensation survey of Utah cities that voluntarily participate in the survey (Compensation Survey System maintained by Technology Net and Enterprise Technology Solutions). In summary, it reveals that the accrual rate for vacation leave for Centerville employees is at or above average for the first 10 years of employment, then drops below average for employment beyond 10 years. It shows that sick/personal leave and number of paid holidays are average, and below average for funeral leave.

In the City Manager's opinion, Centerville City's paid leave benefits--considered collectively--are competitive but not excessive when compared to these other cities. He is concerned, however, about the increasing financial liability associated with the City's sick leave benefit. Centerville City has a unique sick leave benefit in that this leave is earned in two categories known as "All-Purpose Leave" (APL) and "Long-Term Sick Leave" (LTSL). The attachment titled "Paid Leave Policies--Centerville City" describes All-Purpose Leave and Long-Term Sick Leave, as well as Vacation Leave.

The annual earnings rate is 5 days (40 hours) of APL and 7 days (56 hours) of LTSL, or 12 days total (96 hours). This 96 hours annual accrual is right on the average (i.e. median of 96 and mean of 98) accrual rate for the 30 cities shown in the attachment. Management Assistant Jacob Smith made a more detailed comparison of the sick leave benefit among Davis County cities, which is attached. It shows a wide array of cash conversion (or "cash-in") options among those cities for unused sick leave. This variety is also shown in another attachment which was compiled by the Lindon City Manager, comparing sick leave cash-in policies in various Utah cities which responded to his email inquiry.

According to Centerville City's policies, APL can be used for short-term sickness or any personal reason--hence the title "All-Purpose Leave". LTSL can only be used for extended illness or other circumstances as defined in the Personnel Policies. An employee can carry over from one year to the next a maximum of 300 hours of APL. At the end of the year, any hours over 300 will be converted to cash and paid to the employee per their current wage rate. In the case of LTSL, there is currently no cap on the number of hours an employee can accumulate and there is no annual cash-in provision. However, upon retirement or upon resignation with at least 20 years of employment with the City, an employee can cash-in those hours at a 4 to 1 ratio--i.e. every 4 hours of accumulated LTSL will be converted into 1 hour of compensation at the employee's rate of pay at that time. Thus, the City's financial liability is increasing over time due to two factors: 1) the increasing number of LTSL hours accumulated by long-time employees; and 2) the higher rate of pay that will be applied to those hours after many years of employment. In October 2013, the Management Assistant prepared the second attachment (with employee names omitted) to estimate the City's potential liability at that point in time and how it would increase over the next 5 and 10 years. These estimates are overstated because the full accrual rate is included but there is no deduction for hours that will be used. These are also overstated because some of these employees will leave the City's employment before they become eligible for the cash-in privilege. Despite this, the City Manager believes the total liability associated with LTSL will continue to increase over time, and there will be significant payouts required upon the retirement of long-time employees. Depending on the number of retirees in a given year and the number of LTSL hours they have accumulated, this could represent a significant financial burden when pay-outs are required.

To address this concern, the City Manager recommends a cap be established for LTSL accumulation, and the opportunity for annual cash-in above that cap at the 4 to 1 ratio. Employees who already exceed that cap would be paid down to the cap at the 4 to 1 ratio. These concepts require more careful consideration as well as legal review. The second attachment includes an estimate of what it would take (as of October 2013) to pay down to a cap of 800 hours--estimated to be \$27,553, plus another \$22,725 for pay off of a liability that pre-dates August 1985 when the City revised its sick leave benefit program. This analysis will be explained further at the Council meeting. One idea that might be appealing to the employees is to allow these initial and annual pay-outs to be deposited into Health Savings Accounts, which have tax advantages for employees and can be used for medical costs even after they retire. The City currently does not have HSAs for its employees, but this may happen in the future if the City converts its employee health plan to a high deductible/HSA plan.

If the City Council views this increasing liability as a concern, the City Manager would like the opportunity to explain this concern to the employees (perhaps through an employee committee) and explore ways to make any potential changes more acceptable.

ATTACHMENTS:

Description

- ☐ Paid Leave Survey--Utah Cities
- ☐ LTSL Analysis
- ☐ Sick Leave Benefit - Davis County Cities
- ☐ Sick Leave Benefit - Email Responses
- ☐ Paid Leave Policies - Centerville City

Entity	Vacation Hours / Years of Service								PTO Sick & Personal	Holidays Days	Funeral Days	Last Updated
	V/P	1	5	10	15	20	25	25+				
BOUNTIFUL	V	96	96	120	168	168	168	168	112	10	3	8/28/2013
CENTERVILLE	V	96	120	120	120	120	120	120	96	12	0	10/18/2012
CLEARFIELD	V	104	128	168	168	168	168	168	96	12	3	5/22/2012
CLINTON	V	96	96	120	144	168	192	192	96	11	3	8/27/2007
EAGLE MOUNTAIN	V	80	96	96	96	96	96	96	112	10	3	10/6/2010
FARMINGTON	V	96	96	120	144	168	168	168	96	11	3	12/11/2013
HERRIMAN	V	80	80	120	160	200	200	200	80	12	0	12/11/2013
HIGHLAND	V	80	80	120	160	160	160	160	96	11	3	
IVINS	V	80	80	120	160	160	160	160	96	12	3	10/4/2007
KAYSVILLE	V	80	80	96	160	160	160	160	96	11	3	1/17/2007
LAYTON	V	96	96	120	144	168	168	168	96	12	0	1/1/2012
MIDVALE	V	96	120	144	168	168	168	168	96	12	5	3/2/2013
MURRAY	V	96	112	136	176	200	200	200	120	11	5	8/13/2013
NORTH LOGAN	V	96	96	120	144	168	168	168	96	12	3	
NORTH OGDEN	V	80	120	156	168	198	216	216	96	12	3	2/20/2013
NORTH SALT LAKE	V	80	120	144	160	176	176	176	104	11	3	
PAYSON	V	80	80	120	160	200	200	200	112	9	3	3/15/2011
PLEASANT GROVE	V	104	104	128	144	144	144	144	104	12	3	
PRICE	V	96	96	120	120	144	144	144	104	11	3	10/9/2013
RIVERDALE	V	96	96	120	144	168	168	168	96	11	3	7/20/2010
SOUTH OGDEN	V	80	80	120	160	160	200	200	96	12	0	1/30/2013
SOUTH SALT LAKE	V	96	96	120	144	168	192	192	96	12	5	6/26/2013
SOUTH WEBER CITY	V	96	96	120	144	168	192	192	96	12	3	3/5/2010
SPRINGVILLE	V	80	96	136	176	176	176	176	104	11	3	8/15/2012
SYRACUSE	V	80	96	120	160	160	160	160	96	12	3	9/27/2012
WASHINGTON TERRACE	V	96	96	120	168	192	192	192	80	12	3	
WEST BOUNTIFUL	V	104	128	160	160	160	160	160	104	12	3	1/14/2011
WEST JORDAN	V	104	128	152	168	200	200	200	96	14	3	9/26/2011
WEST POINT CITY	V	80	80	96	128	128	128	128	80	12	3	5/4/2009
WOODS CROSS	V	96	96	120	144	168	168	168	96	12	0	
MEDIAN		96	96	120	160	168	168	168	96	12	3	
MEAN		91	99	126	152	166	170	170	98	12 11.5	3	
CENTERVILLE	V	96	120	120	120	120	120	120	96	12	0	10/18/2012

Sick Leave Benefit - Davis County Cities

Sick Leave

1/5/2015

City	Hours	Max Balance	Separation	Annual Buyout/Conversion	Other
Bountiful	96	None	Retirement only - 1/2 of sick leave up to 720 hours deposited into HRA	Convert to cash up to 32 hours (less sick leave used); Exempt is up to 80 hours; Must maintain balance of 120 hours for conversion	
Centerville - All-purpose	40	300	Paid out; Retirement and 20+ years - combined with vacation and long-term sick leave to be applied to health insurance at employees discretion	Excess paid out at end of year	All purpose is used for short-term sick leave or personal business
Centerville - Long-term sick	56	None	Retirement and 20+ years only - combined with vacation and all-purpose leave to be applied to health insurance at employees discretion - conversion to cash is 1/4	None	Long-term is used for in-patient hospitalization; outpatient surgery; chronic illness; trauma related accident; funeral leave up to 5 days; 5th day+ of a major illness
Clearfield	96	None	Retirement only - 21 hours = 1 month (60 month max) current premium for single medical, dental and life insurance; Amount deposited in RHS	16 hours can be used for personal leave; 1/4 of unused sick leave for that year can be "sold back"	
Clinton	96	None	None	480+ and < 64 hours used in a year - convert to cash or annual leave up to 1/2 of unused sick leave; <480 and <32 hours used in a year - convert up to 8 hours	None
Farmington	96	320	Retirement only - Sick leave converted to HRA at 100%	Bonus for productivity measured in sick days used: 0 days - 32 hours pay; 1 day - 24 hours pay; 2 days - 16 hours pay; 3 days - 8 hours pay; 4+ - no bonus	
Fruit Heights	96	240	None	At the discretion of the City	

Kaysville	96	None	None	Balance of 144+ can convert to cash or annual leave up to 1/3 of unused sick leave for that year	
Layton	96	1000	In good standing - paid out at 1/3 value for employees with 5+ years	Under 480 hours - Cash in or convert to annual leave up to 1/3 of sick leave hours; over 480 hours - Can cash in or convert to annual leave up to 2/3 of sick leave hours	In 2003, City bought down any balance in excess of 600 hours at 1/3 value
North Salt Lake					
South Weber	96	None	None	None	
Sunset	96	None	Retirement and 10+ years at Sunset - % of sick leave paid out is equivalent to years served with a max of 20%	None	
Syracuse	96	1040	Retirement only - paid out at 1/5 value	None	
West Bountiful	104	1440	Retirement only - 10 years of service = 20% payout; 20 years = 40%; 25+ years = 50%	After a balance of 120 hours, employees can convert to cash up to 1/3 (less hours used) of their annual accrual	
Westpoint	96	750	In good standing - paid out at 1/3 value for employees with 5+ years	1/3 of sick hours accumulated during year can be converted to annual leave	
Woods Cross					

Source: Individual cities' personnel leave policies

Sick Leave Benefit - Email Responses

City	Sick leave Buy-back option	Minimum Accumulated hours before sell-back	Sell-back amount (hrs)	How often			
Lindon	Yes	500	48	Annually			
Heber City	yes	480	24	Annually			
American Fork	yes	480	Up to 150	Annually			
Layton	yes	1 to 480	Up to 1/3 (158 hrs)	Annually			
	Layton (2)	480 +	Up to 2/3 (316 hrs)	Annually			
Clinton	yes	1 to 480	8	Annually			
	Clinton (2)	480 +	32 +	Annually			
Cedar City	yes	480	24 +	Annually			
South Jordan	vacation time conversion	240	48	Annually			
West Bountiful	yes	120	34	Annually			
Spanish Fork*	yes	160	24	Annually			
Clearfield	yes	96	24	Annually			
West Point City	vacation time conversion	96	32	Annually			
Provo	yes	96	48	Annually			
Springville	yes	96	24	Annually			
Bluffdale	Yes	96	24	Annually			
Murray	yes	96	24	Annually			
Midvale	vacation time conversion	96	24	Annually			
West Valley	yes	80	Up to 80 in 40 hr blocks	Annually			
Farmington	yes	0	Up to 32	Annually	320 Max hrs		
West Jordan	yes	0	Up to 25% of accrued time	Annually			
Saratoga Springs	no (PTO)						
Sandy	no						
Washington City	no						
*If selling back, remaining hours not used but accumulated that calendar year are lost.							

Source: Responses from Utah city managers (or staff) to email inquiry from Lindon City Manager

be delegated to department supervisors as deemed appropriate by each Department Head. Any approved Employee Leave Request shall be signed by the Department Head, or supervisor as applicable, stating any special provisions or conditions for the leave. Any Employee Leave Request exceeding thirty (30) days requires approval from the City Manager. Any Employee Leave Request exceeding one hundred eighty (180) days requires approval from the City Council. Any leave which qualifies or may qualify as Family Medical Leave must be reported to the Assistant City Manager to ensure that the appropriate notice and records are maintained for such leave. Any Department Head desiring leave shall consult with the City Manager prior to scheduling such leave to ensure that proper measures have been or will be taken to provide for the proper and efficient functioning of the department during the Department Head's absence.

(c) Status. Employees are responsible for keeping his or her supervisor notified on a daily basis, if necessary, of the anticipated return date from leave. Department Heads or the City Manager may, at any time during an employee's absence due to illness or injury, request a written physician's verification of the employee's illness or condition and its expected duration.

(d) Compensation. Employees shall be compensated for paid leave at his or her regular rate of pay.

(e) Records. The original Leave Request Form shall be maintained with the employee's personnel records.

4.120. Leave Procedures Exceptions.

Exceptions to the leave procedures set forth in Section 4.110 shall be made in the following instances:

(a) Absence due to illness. In the event an employee is absent due to illness the request for leave may be handled by a telephone report to his or her supervisor or Department Head. In the event the supervisor or Department Head is not available, the employee may notify the City Manager. Such notice shall be given as

soon as practical, before the employee's work shift begins.

(b) Family Accident, Medical or Other Emergency. In the event there is a family emergency or accident where the presence of the employee is required, the employee may take the appropriate leave after notifying his or her supervisor or Department Head. In the event the supervisor or Department Head is not available, the employee may notify the City Manager. Such notice shall be given as soon as practical of the emergency.

4.130. Vacation Leave.

(a) Eligibility. Full-time employees are eligible to accrue vacation leave in accordance with his or her tenure of employment at the rates set forth herein and are eligible to use accrued vacation leave. Part-time employees are eligible to accrue and use accrued vacation leave as provided herein.

(b) Employee Accrual Rates. Full-time employees may accrue up to twelve (12) days of paid vacation leave for the first through fifth years of continuous employment with the City, or to accrue eight (8) hours per month; up to fifteen (15) days of paid vacation leave from the sixth year of continuous employment with the City thereafter, or to accrue ten (10) hours per month thereafter. Part-time employees may accrue four (4) hours per month of paid vacation leave.

(c) Department Head Accrual Rate. Department Heads, the Police Lieutenant and the City Manager may accrue up to fifteen (15) days of paid vacation leave for the first through fifth years of continuous employment with the City, or to accrue ten (10) hours per month; up to eighteen (18) days of paid vacation leave from the sixth year of continuous employment with the City thereafter, or to accrue twelve (12) hours per month thereafter.

(d) Accumulation. Vacation leave is credited to each employee on a per month basis. In the first year of hire in an eligible position, vacation shall accrue from the date of hire for that position at eight (8) hours per month for employees and ten (10) hours per month for

Department Heads. Employees can accumulate and carry forward to the next calendar year a maximum of two hundred and forty (240) hours. Any unused vacation hours in excess of two hundred and forty (240) hours will be forfeited at the end of each calendar year on December 31st. Upon good cause and request from the employee's Department Head, a thirty to sixty (30-60) day extension of the December cut-off date may be considered by the City Manager.

(e) Exempt Employee Conversion. During each calendar year, exempt employees may convert for cash in lieu, up to forty (40) hours of unused vacation leave.

(f) Scheduling. Vacation leave is intended to benefit the employee and employees are encouraged to take such leave in the year in which it is earned. In order to accommodate the efficient management of the City, vacation leave must be filed in writing to the employee's Department Head, or his or her designee, in accordance with the employee leave request procedures set forth herein. The City will try to honor employees' requested vacation dates, but retains the right to determine final scheduling order or to change the vacation schedules according to the needs of the City. Department Heads are expected to establish yearly vacation schedules to provide efficient management of the City. The City retains the options, in the event of an emergency, to pay any employee in lieu of accrued vacation credit, if any vacation request cannot be granted in the best interest of the City.

(g) Miscellaneous. A paid holiday which occurs during vacation leave will not be charged as a vacation day.

(h) Termination. Upon termination of employment with the City other than for cause, eligible employees shall be entitled to cash in lieu for unused vacation leave at his or her regular rate of pay at the date of termination. An employee who terminates employment due to retirement or who has been employed with the City for a minimum of twenty (20) consecutive years of continuous full-time employment may refer to Section 5.030 for additional use of unused vacation leave.

4.140. All-Purpose Leave.

The City provides eligible employees with paid all-purpose leave each year to cover approved absences due to short-term illness or personal business.

(a) Eligibility. Full-time and part-time employees are eligible to accrue all-purpose leave in accordance with the accrual rates set forth herein.

(b) Accrual. Full-time employees accrue all-purpose leave at the rate of five (5) days per year or 3.33 hours (3 hours 20 minutes) per month. Part-time employees accrue all-purpose leave at the rate of 2½ days per year or 1.66 hours per month. All-purpose leave can accrue to a maximum of three hundred (300) hours. All-purpose leave hours that accrue in excess of the maximum will be cashed-out at the end of each calendar year.

(c) Utilization of All-Purpose Leave. Eligible employees may utilize all-purpose leave for reasons of their own choosing. The primary purpose for all-purpose leave, however, is to protect the employee's income during periods of short-term illness or when the employee must be absent from work in order to conduct personal business. Employees are, thus, encouraged to use their all-purpose leave carefully until they have accrued enough hours to provide adequate protection in the event of short-term illness. In the event an employee is absent from work due to illness the employee must first use any and or all accrued all-purpose leave prior to using other forms of leave. All-purpose leave hours used for employee illness will be recorded on the employee's time card or pay record. All-purpose leave hours that are used for reasons other than employee illness are to be recorded separately on the time card or pay record.

(d) Cash-In of Unused Leave.

(1) Year-End: At the end of each calendar year, all-purpose leave in excess of three hundred (300) hours in an employee's account will be automatically cashed out to the employee on the employee's first pay check in January of the following year.

(2) Termination. Upon termination of employment with the City other than for cause, eligible employees shall be entitled to cash in lieu for unused all-purpose leave at his or her regular rate of pay at the date of termination. An employee who terminates employment due to retirement or who has been employed with the City for a minimum of twenty (20) consecutive years of continuous full-time employment may refer to Section 5.030 for additional use of unused all-purpose leave.

(e) Scheduling. Scheduling all-purpose leave is to be done in accordance with the leave procedures set forth in section 4.110.

4.150. Long-Term Sick Leave.

The City provides eligible employees with long-term sick leave each year. Long-term sick leave benefits are designed to provide for the continuation of income during periods of acute or prolonged employee illness. The use of long-term sick leave will be subject to the provisions provided below.

(a) Eligibility. Full-time and part-time employees are eligible to accrue long-term sick leave in accordance with the accrual rates set forth herein.

(b) Accrual. Full-time employees accrue long-term sick leave at the rate of seven (7) days per year or 4.67 hours (4 hours 40 minutes) per month. Part-time employees accrue long-term sick leave at the rate of 3 ½ days per year or 2.34 hours per month.

(c) Definition of Illness. Illness, for the purpose of this policy, will be defined as an employee's temporary inability to perform his or her duties as a result of mental or physical injury, illness or incapacity, and includes disability caused by pregnancy, false pregnancy, childbirth, termination of pregnancy and recovery therefrom.

(d) Utilization of Long-term Sick Leave. The long-term sick leave benefit has been designed to protect the income of eligible

City employees who are absent as a result of acute or long-term illness. Except as otherwise provided in Subsection (h), the use of long-term sick leave will be restricted to periods of actual employee illness or physician certified recovery from illness.

(1) First Day Coverage:
Long-term sick leave may be used to cover the first (1st) day of illness under the following circumstances:

(i) In-patient hospitalization,

(ii) Necessary Major Surgery Performed on an Outpatient Basis.

(iii) Chronic Illness of a serious nature which is characterized by periods of remissions and relapse and requires continuous monitoring and intervention.

(iv) Absence Due to Trauma. Injury as the result of an accident which causes major trauma.

(v) Funeral Leave. Leave up to five (5) days for the death of an immediate family member. Immediate family members include: Father, Mother, Sibling, Spouse, Child or anyone for whom you are a legal guardian.

(2) Fifth Day Coverage. Employees may be eligible to use long-term sick leave on the fifth and successive day of any bona fide illness not included in paragraph (d)(1) above. Only one waiting period will be required, however, for any single occurrence of illness or injury. (A single occurrence of illness would include any reoccurrence within a thirty (30) day period of time).

(3) Supplement to Workers' Compensation. Long-term sick leave

may be used to make up the difference between Workers' Compensation payments and the employee's base pay equivalent.

(4) Supplement to Part-Time Earnings. Long-term sick leave may be used to make up the difference between an employee's part-time earnings and his or her base pay equivalent when the employee is returning from an approved medical leave and, upon the orders of his or her physician, must phase back into his or her regular work schedule.

(5) Use of Other Paid Leave. If an employee's long-term sick leave account is depleted during a long-term period of illness, the employee may utilize other accrued paid leave (such as vacation or all-purpose leave) to provide for income continuation.

(e) Scheduling. Scheduling long-term leave is to be done in accordance with the leave procedures set forth in section 4.110.

(f) Authorization/Record keeping. The employee's supervisor authorizes the payment of long-term sick leave by recording long-term sick leave hours taken each pay period on the employee's time card.

(g) Cash-In Provision.

(1) Termination. Unused long-term sick leave may be cashed in at the time of employee retirement or upon termination of employment with a minimum of twenty (20) years of continuous full-time employment with the City. The cash-in rate is one-fourth (1/4) of the long-term sick leave hours times the employee's rate of pay upon retirement or termination. An employee who terminates employment due to retirement or who has been employed with the City for a minimum of twenty (20) consecutive years of continuous full-time employment with the City may refer to Section 5.030 for an additional use of unused long-term sick leave.

(2) Long-term sick leave will not have a maximum number of days for accrual purposes.

(3) Should an employee leave the City for any purpose other than described above, no unused long-term sick leave will be eligible to be cashed in, but will be voided out on the records of the employee.

(4) Any long-term accruals an employee has, prior to the 1986 policy, for which the employee should be paid 100% of hours accrued at retirement, shall continue to be maintained by the City.

(h) Use of Long-Term Sick Leave for Qualifying Family Medical Leave. Employees may utilize up to forty (40) hours of accrued long-term sick leave for non-employee illnesses when such leave qualifies as family medical leave and is taken in accordance with the policies and procedures set forth in Section 4.160. While it is acknowledged that long-term sick leave is generally limited to leave necessitated by the employee's own injury, illness or incapacity as defined herein, this provision permits employees to utilize a portion of their accrued long-term sick leave for non-employee illnesses when such leave qualifies as family medical leave under Section 4.160. No waiting period shall be required for use of long-term sick leave for non-employee illnesses as family medical leave as provided herein. The use of long-term sick leave as provided herein shall be limited to forty (40) hours per rolling 12-month period as defined in Section 4.160(d).

4.160. Family and Medical Leave.

(a) Purpose. It is the purpose of this Section to provide guidelines for employees regarding leaves of absence in accordance with the Family and Medical Leave Act of 1993, as amended (FMLA or Act). The provisions set forth herein are intended to comply with such Act, and if any conflict arises or if an issue or definition is not addressed herein, the Act shall control. When referred to herein, the term "Act" shall include all federal rules and regulations promulgated pursuant to authority of the Act,

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 7

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 8:20

SUBJECT

a. Identify topics for work session with State Legislators

RECOMMENDATION

BACKGROUND

The Council will meet in a work session on January 20 at 5:30 p.m. with State Legislators representing Centerville--Senator Stuart Adams, Senator Todd Weiler and Representative Tim Hawkes. The purpose will be to discuss anticipated issues in the 2015 State Legislative Session that may affect Centerville City. To prepare for that work session, Mayor Cutler will lead a discussion in the January 6 Council meeting to identify such issues.

The Mayor and City Manager have identified the following potential issues for discussion with the Legislators:

- **Transportation funding.** Centerville City, like Utah cities in general, needs significantly more funding to maintain its roads. Staff recommend the three Legislators be given in the work session a copy of the Resolution recently passed by the City Council, as well as the summary prepared by the ULCT staff comparing Centerville's expenditures for road maintenance with the amount of motor fuel tax revenue received by the City (attached). This also compares the estimated increase in funding generated by a 1/4 cent local option sales tax--advocated by the ULCT--vs. a 5 cent increase in the motor fuel tax, which is one of the other options under review by a legislative committee.
- **Unified dispatch.** We have heard that a legislative committee is studying the possibility of requiring dispatch centers within counties to consolidate. Staff is not familiar enough with the details of what is being considered to recommend a position, but City officials should make sure our Legislators understand our current dispatching arrangement and that we are affected stakeholders in this issue.
- **UTOPIA.** Our Legislators should be strongly encouraged to avoid any actions that would make a long-term solution even more difficult; and if there are actions they can take that enhance those opportunities, these should be encouraged.
- **Sales tax distribution.** Staff suggest our Legislators be cautioned again that the current 50/50 formula has been in place for many years, and cities have made development decisions based on the assumption this formula will continue to be in place. Any change in the formula will produce winners and losers among cities, so unless the revenue pie is increased to make the losers whole, this will be very turbulent.
- **Campaign financial reporting.** Staff are supportive of legislation that clarifies some of the gray area that now exists pertaining to what is supposed to be reported on campaign financial disclosure forms. City Attorney Lisa Romney can report on her participation in ULCT and legislative committee discussions about this topic.
- **Paramedic funding.** Staff are not aware of any specific legislation on this topic; but it might be useful for our legislators to understand the current discussion/negotiations occurring within Davis County about this revenue source.
- **Property tax revenue in cities with RDAs.** Earlier in 2014 it was reported that cities with RDA project areas had been shortchanged on property tax revenues due to a mistake in the calculations of new growth. Blaine Lutz is trying to get an explanation of this issue from the ULCT staff and learn whether there is intent to seek a legislative solution that will make cities whole for what they were shortchanged in the past.

ATTACHMENTS:

Description

- D** Transportation Funding Fact Sheet--Centerville

Centerville



Population:^{*} 16,624

Legislators: **Senate:** J. Stuart Adams, Todd Weiler

House of Representatives: ~~Roger E. Barrus~~ *Tim Hawkes*

County: Davis

Municipal Sales Tax for Centerville:**

Centerville's 1% Local Option Revenue (FY 2011): \$2,830,732

Transportation Funding/Spending for Centerville:**

Centerville's Total Transportation Spending (FY 2011): \$2,063,862

Centerville's B & C Road Funding (FY 2011): \$474,530

Centerville's General Fund Subsidy for Transportation: \$1,589,332

Per Capita: \$95.60

What different funding mechanisms could mean for Centerville:***

\$0.0025 Local Option Sales Tax Increase:

2015 Projection: \$839,050

2019 Projection: \$989,437

2024 Projection: \$1,175,531

2015-2024 Total: \$9,929,725

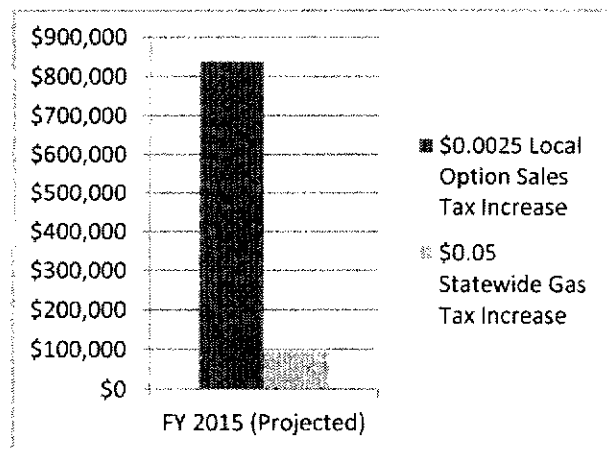
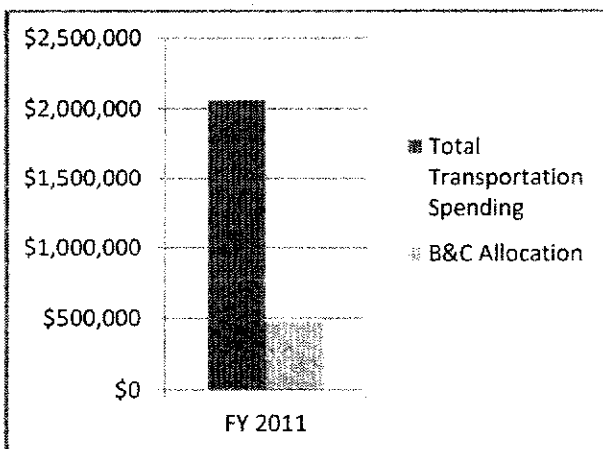
\$0.05 Statewide Gas Tax Increase:

2015 Projection: \$93,906

2019 Projection: \$95,134

2024 Projection: \$95,984

2015-2024 Total: \$950,933



^{*} Source: U.S. Census Bureau – 2013 Population Estimates

^{**} Source: Office of the Utah State Auditor

^{***} Projections by ULCT Economist Doug Macdonald (former Utah State Tax Commission Economist)

Sources: Utah State Tax Commission & Utah Department of Transportation

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 8.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:30

SUBJECT

- a. Cost estimates for City Hall safety improvements
- b. Update re staff projects

RECOMMENDATION

BACKGROUND

a. Several months ago Assistant Police Chief Paul Child provided "Active Shooter" training to the City Council. At that time he suggested several modifications that could be made at city hall that he thought might enhance safety in an active shooter situation. The City Council directed staff to get cost estimates for these modifications:

- re-hinging the door between the council chambers and the conference room on the south side to make it easier for the council members and staff to escape
- armor the dais or bench where the council members sit to absorb bullets
- raise the access door in the Business Office which separates the public area from the staff area.

Bruce Cox has obtained quotes for these modifications. However, the City Manager has asked for some clarification and will not receive that until Monday, January 5. Therefore, these cost estimates will be provided at the Council meeting.

- b. The City Manager will report on several projects staff are working on, including the employee health insurance committee and the update of the Procurement Policy.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 9.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 8:45

SUBJECT

- a. Local Officials Day at Legislature

RECOMMENDATION

- a. Establish a deadline of January 21 for Council members to inform Marsha if they want to attend.

BACKGROUND

- a. Council members are invited to review the attached information about this annual event on January 28, sponsored by the Utah League of Cities and Towns. Elected officials and staff should let Marsha know by January 21 if they are attending, so Marsha can submit registrations without a penalty added to the fee.

ATTACHMENTS:

Description

- ☐ Local Official's Day 2015

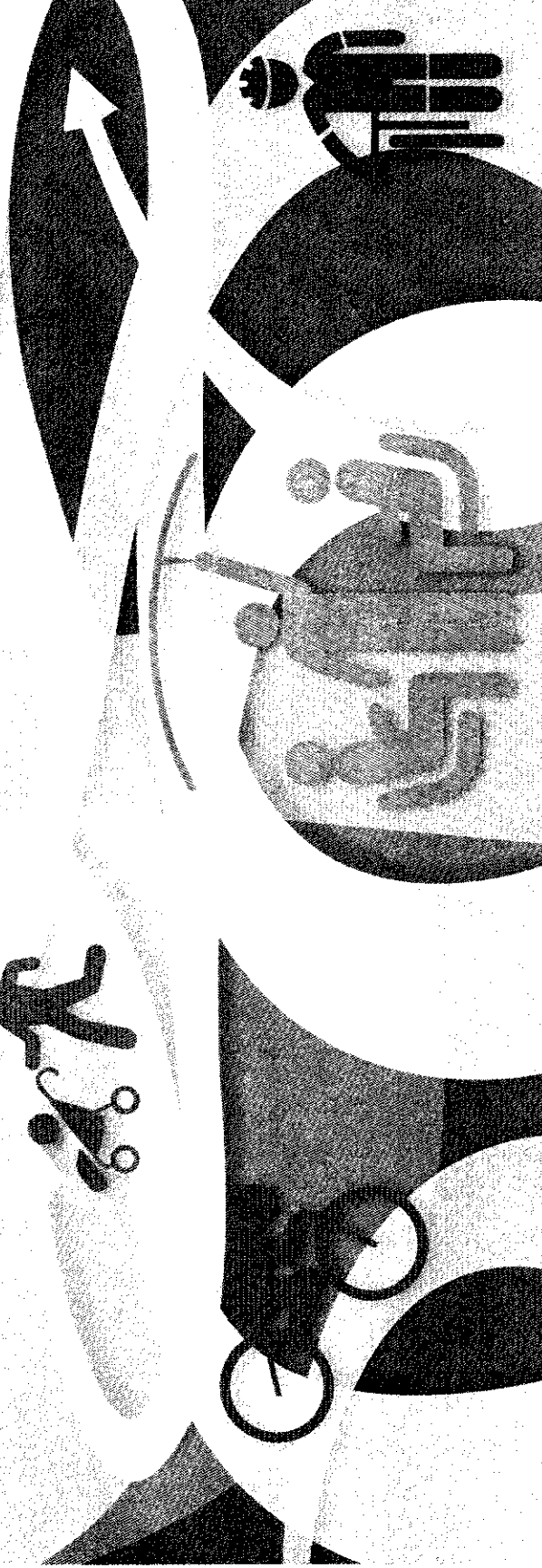
UTAH LEAGUE OF CITIES AND TOWNS

Local Officials Day

at the Legislature

JANUARY 28, 2015

A PATH TO SUCCESS



Local Officials Day at the Legislature

JANUARY 28, 2015

As the 2015 Utah Legislative session begins, youth councils from cities throughout the state will gather for an inside look at how controversial issues are debated and laws are made. They will join leaders from their own cities and towns and learn more about those who represent them in state government.

Join us for Local Officials Day at the Legislature: it's a chance to learn, listen, and discuss some interesting and pertinent issues of our time.

UTAH STATE CAPITOL

Hall of Governors, Lower Level

7:30 am – 8:30 am

Registration, Self-guided Capitol Tour, and Continental Breakfast
Mock Committee Hearings "Civics Education and Youth Voting"
(Rooms to be assigned at registration)

8:30 am – 10:00 am

10:00 am – 10:45 am
Visit with Legislators or take Self-guided Capitol Tour

YOUTH COUNCIL MEMBERS

Salt Palace Convention Center (room TBD)

11:00 am – 11:45 am

"Build Your Utah"

Robert Grow, President/CEO Envision Utah

Participate in an interactive game to create the ideal community

LEAGUE DELEGATES

Salt Palace Convention Center (room TBD)

11:15 am – 11:45 am

ULCT Issues Briefing

LUNCH

Salt Lake City Marriott Downtown at City Creek

12:00 pm – 2:00 pm

Lunch with Legislators

Keynote Speaker Terry Bradshaw

Parking validation will be provided for both the Marriott Hotel and City Creek parking garages

Local Officials Day at the Legislature

JANUARY 28, 2015

Keynote Speaker

TERRY BRADSHAW

NFL Football Superstar, National Television Commentator

As quarterback for the NFL's Pittsburgh Steelers during the 1970s, Bradshaw led the Steelers to four Super Bowl wins over six seasons, and was the Super Bowl MVP on two occasions. After retiring in 1983, he became a key media commentator on NFL football, and has worked for both the CBS and FOX networks. Hear the charismatic star of the television, the silver screen and the gridiron share insights about leading a successful life.



*Terry Bradshaw's presentation is part of the
Zions Bank | ULCT Speaker Series*

Local Officials Day at the Legislature

JANUARY 28, 2015

Should students be required to pass a civics test before they can receive their high school diploma? Would same-day registration or more vote by mail options increase the turnout of young voters?

Hear the perspective of Utah Youth City Council members as they participate in mock committee hearings and learn first-hand how legislators debate the issues.

In past years, the arguments students present in our ULCT Youth Council Hearings have become pertinent points of discussion among important committees on Capitol Hill.

Youth Council Mock Committee Hearings

Local Officials Day at the Legislature

JANUARY 23, 2015

REGISTRATION DEADLINE JANUARY 23, 2015

Name _____

Please indicate: ☐ Delegate--\$75.00 ☐ Youth City Council Member--\$60.00

Registrations received after January 23 must add a \$10.00 late fee ☐ Late fee--\$10.00

Total payment due \$ _____ Position _____ City/Town _____

Address _____ City/Town _____ Zip _____

Phone number _____ Email (required for confirmation) _____

☐ Please check for non-meal In compliance with ADA, arrangements can be made for those with special needs

Payment method: ☐ Check Credit card (please check one): ☐ Visa ☐ MasterCard ☐ American Express

Credit card number _____ Expires _____ Signature _____



Please remit with payment to: Utah League of Cities and Towns, 50 South 600 East, Suite 150, Salt Lake City, Utah 84102
or fax your credit card payment to 801-531-1872

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 10.

Short Title: Closed meeting for purpose of discussing pending or reasonably imminent litigation or other reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

Initiated By:

Scheduled Time: 8:50

SUBJECT

RECOMMENDATION

A closed meeting is requested for purposes of discussing pending or reasonably imminent litigation.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No. 11.

Short Title: Possible action following closed meeting, including appointments to boards and committees or direction to Staff

Initiated By:

Scheduled Time: 9:10

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
1/6/2015**

Item No.

Short Title: Items of Interest (i.e., newspaper articles, not items on agenda) Posted in-meeting information

Initiated By:

Scheduled Time:

SUBJECT

This tab may include meeting presentations/information not previously posted in packet for 1/6/2015.

RECOMMENDATION

BACKGROUND