CENTERVILLE CITY

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

Incorporated in 1915

Mayor
Paul A. Cutler

City Council
Ken S. Averett
Tamilyn Fillmore
John T. Higginson
Stephanie Ivie
Lawrence Wright

City Manager
Steve H. Thacker

interoffice MEMORANDUM

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager
subject: City Manager's Summary of February 3, 2015 Council Meeting
date: January 30, 2015

5:00 **Work Session—West Centerville General Plan/Zoning Code Amendments**
The City Council agreed to meet in a work session at 5 p.m. to become familiar with the Planning Commission's recommendations that are the subject of a public hearing during the 7 p.m. regular Council Meeting. This will include an in-depth briefing from Cory Snyder, Community Development Director. Cory will also make a much briefer presentation in the later public hearing. This work session is the first of four meetings the Council agreed to hold pertaining to this topic, as follows:

- Work session on Feb. 3
- Public hearing in regular meeting on Feb. 3
- Special meeting for comment from stakeholders (i.e. West Bountiful City officials, School District, etc.)
- Continuation of public hearing in regular meeting on March 3

Dinner will be available for Council members and staff beginning at 4:45 p.m.

7:00 **Regular City Council Meeting**

E.1. **Minutes Review and Acceptance** – The minutes to be approved are enclosed.

E.2. **Public Hearing—West Centerville General Plan/Zoning Code Amendments** – As noted in the work session summary above, the City Council will begin the public hearing process for the proposed amendments to the General Plan and Zoning Code for an area west of I-15, east of 1250 West and south of the Legacy Crossing development. The Planning Commission forwarded this matter with a split (4-3) recommendation for approval. A large crowd is expected. Staff reports and several related documents are available online: http://centerville.novusagenda.com/agendapublic. Following this initial public hearing, the City Council will continue this matter to a later meeting.

E.3. **Discuss RAP Tax Renewal** – The Council intends to ask the voters to approve the renewal of the RAP Tax in the elections later this year. City Attorney Lisa Romney will review the process and timeline for doing this, as well as the uses eligible for RAP Tax funding according to State law. The Council will also likely discuss how to prepare for that election.

MAKING Life BETTER
Centerville City

E.4. **Betterments Agreement re Lund Lane Drainage Culvert** – In December 2014 the Council approved a Betterments Agreement with UDOT that provided for the cost-sharing of this culvert as well as funding for fencing upgrades related to the pedestrian bridge to be built over I-15 later this year. However, due to unresolved issues explained in the staff report, that Agreement needs to be broken into two separate agreements. The Council is being asked now to approve an agreement pertaining only to the Lund Lane drainage culvert. Another agreement will be considered later for the pedestrian bridge betterments.

E.5. **Goal-setting Process** – The City Council will determine a process for setting goals or priorities for the next year. The process used in 2013 is explained in the staff report.

E.6. **Financial Report for 6-month Period** – The financial report for the six months ending Dec. 31, 2014 is enclosed. Staff will highlight some information at the meeting and answer questions.

E.7. **Mayor's Report** – Mayor Cutler recently met with me and department heads to review our latest quarterly data for the Operational Metrics initiative. The report is online on Novus. Management Assistant Jake Smith is also working on a simpler version to put on the City's website for general public viewing.

E.8. **City Manager's Report** – Although no topics are identified on the agenda, I may report on several matters.

E.9. **City Council Liaison Report** – Councilman Larry Wright is the Council's liaison to the Whitaker Museum Board. He will report on the Museum's activities.

E.10. **Miscellaneous Business** – The Police Department is ready to purchase one of three vehicles funded in the current Budget. This one is a Ford Explorer from Ken Garff Ford, which has the State contract for this vehicle.

E.11. **Closed Meeting, if needed** – At this time I am not aware of a need for a closed meeting, but the agenda allows for that possibility.

E.12. **Appointments to City Boards/Committees** – Mayor Cutler may recommend appointments.

9:40 **RDA Meeting**

An RDA meeting is needed for only one matter—approving an alteration to the performing arts center. CenterPoint Theatre raised funds in 2014 to install a folding glass partition in the west end of the mezzanine. Their Operating Lease, however, requires they get RDA approval for any building alterations. This improvement will allow that area to be temporarily closed off for meetings, receptions, etc., but also be open at other times for general use by their patrons.

Potential Agenda Items for February 17, 2015 City Council meetings (subject to change):

- Open House re Drainage Utility Fees
- Public hearing re Drainage Utility Fees
- Financial report for period ending January 31, 2015
- Report re meeting with Haddads about foothills development
- Biotron tax increment assistance agreement (RDA)

mlm

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON FEBRUARY 3, 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 Time: - The times shown below are tentative and are subject to change during the meeting.

5:00 Work Session - Review the recommendations from the Planning Commission regarding the proposed General Plan Amendments, Zone Text and Zone Map Amendments for West Centerville Neighborhood

7:00 **A. ROLL CALL**

(See City Manager's Memo for summary of meeting business)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Councilman John Higginson

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. Minutes Review and Acceptance

January 13, 2015 work session; January 20, 2015 work session and regular meeting minutes

7:10	2.	Public Hearing - General Plan Amendments, Zoning Ordinance Amendments, and Zoning Map Amendments for West Centerville Neighborhood Consider General Plan Amendments regarding West Centerville Neighborhood Area and related Zoning Ordinance and Zoning Map Amendments creating the Parrish/Legacy Mixed Use Center District (Chapter 12-49) and the Parrish/Legacy Mixed Use Center Urban Design Standards and Guidelines (Chapter 12-69) - Ordinance No. 2015-02
8:10	3.	Discuss Proposed RAP Tax Renewal Discuss proposed RAP tax renewal, including procedures and timeline for renewal and qualified uses for RAP tax funds.
8:30	4.	Approve South Davis I-15 Project Betterments Agreement for construction of drainage culvert under I-15 at Lund Lane
8:40	5.	Establish Goal-setting Process and Timeline
8:55	6.	Financial Report for six-month period ending December 31, 2014
9:05	7.	Mayor's Report a. Operational Metrics b. Centennial Celebration issues
9:15	8.	City Manager's Report
9:25	9.	City Council Liaison Report Councilman Wright re Whitaker Museum Board
9:35	10.	Miscellaneous Business a. Purchase of a 2015 Ford Explorer for Police Department
9:40	11.	Closed meeting, if necessary, for 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
9:40	12.	Possible action following closed meeting, including appointments to boards and committees
9:40	13.	Adjourn to RDA meeting

F. ADJOURNMENT

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

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No.

Short Title: Work Session - Review the recommendations from the Planning Commission regarding the proposed General Plan Amendments, Zone Text and Zone Map Amendments for West Centerville Neighborhood

Initiated By:

Scheduled Time: 5:00

SUBJECT

RECOMMENDATION

Allow Cory Snyder, Community Development Director, to provide an in-depth explanation of the Planning Commission's recommendations about this matter. Council members may ask questions for further understanding, but it is recommended that discussion of substantive issues be delayed to later meetings, following the public hearing.

BACKGROUND

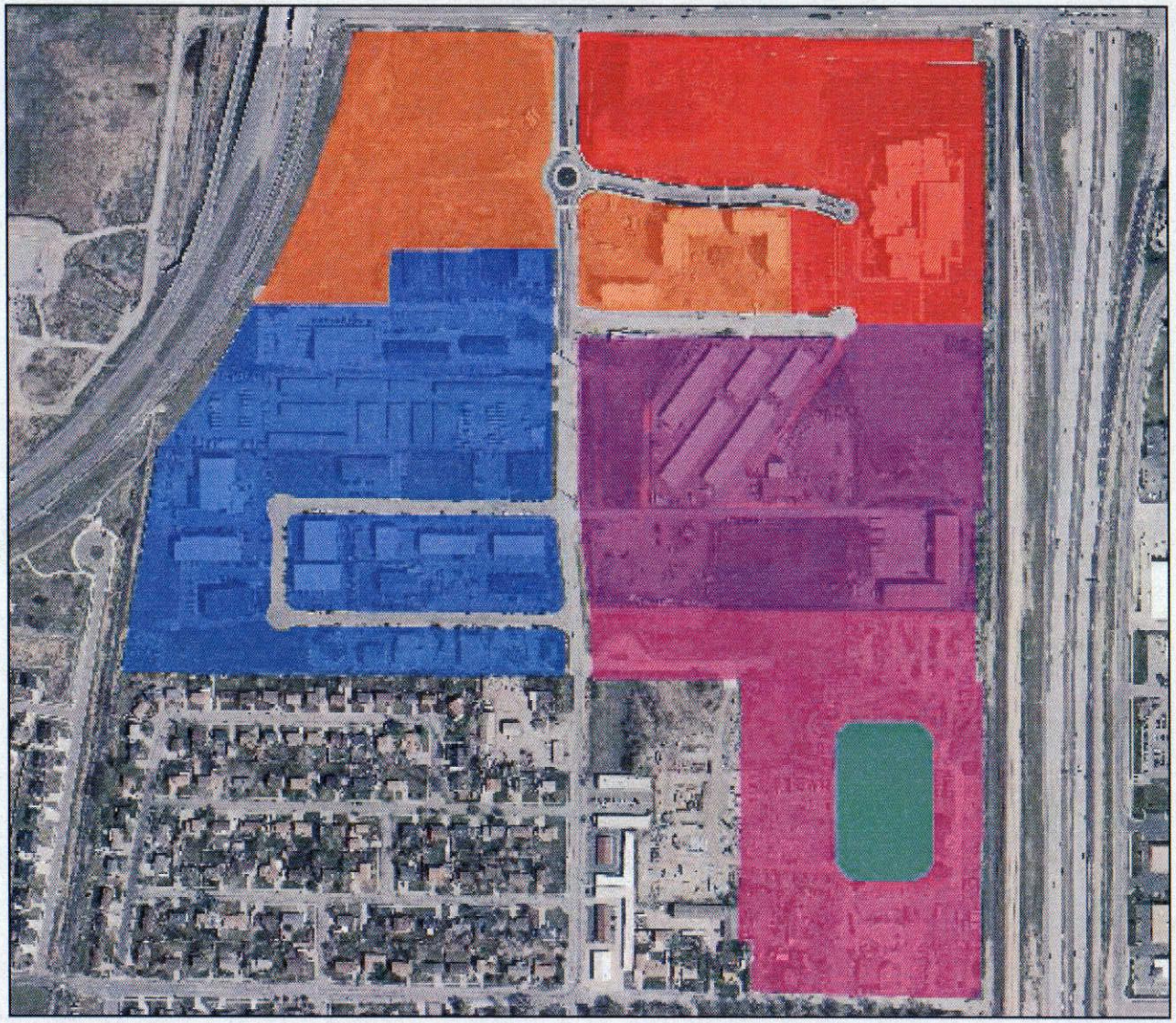
Staff reports and related documents for this matter can be found online in connection with the public hearing showing on the regular council meeting agenda for February 3 (agenda item #2). Attached to this report, however, are presentation slides Cory will use in the work session.

ATTACHMENTS:

Description

- WCN Plan Zoning PC Presentation

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

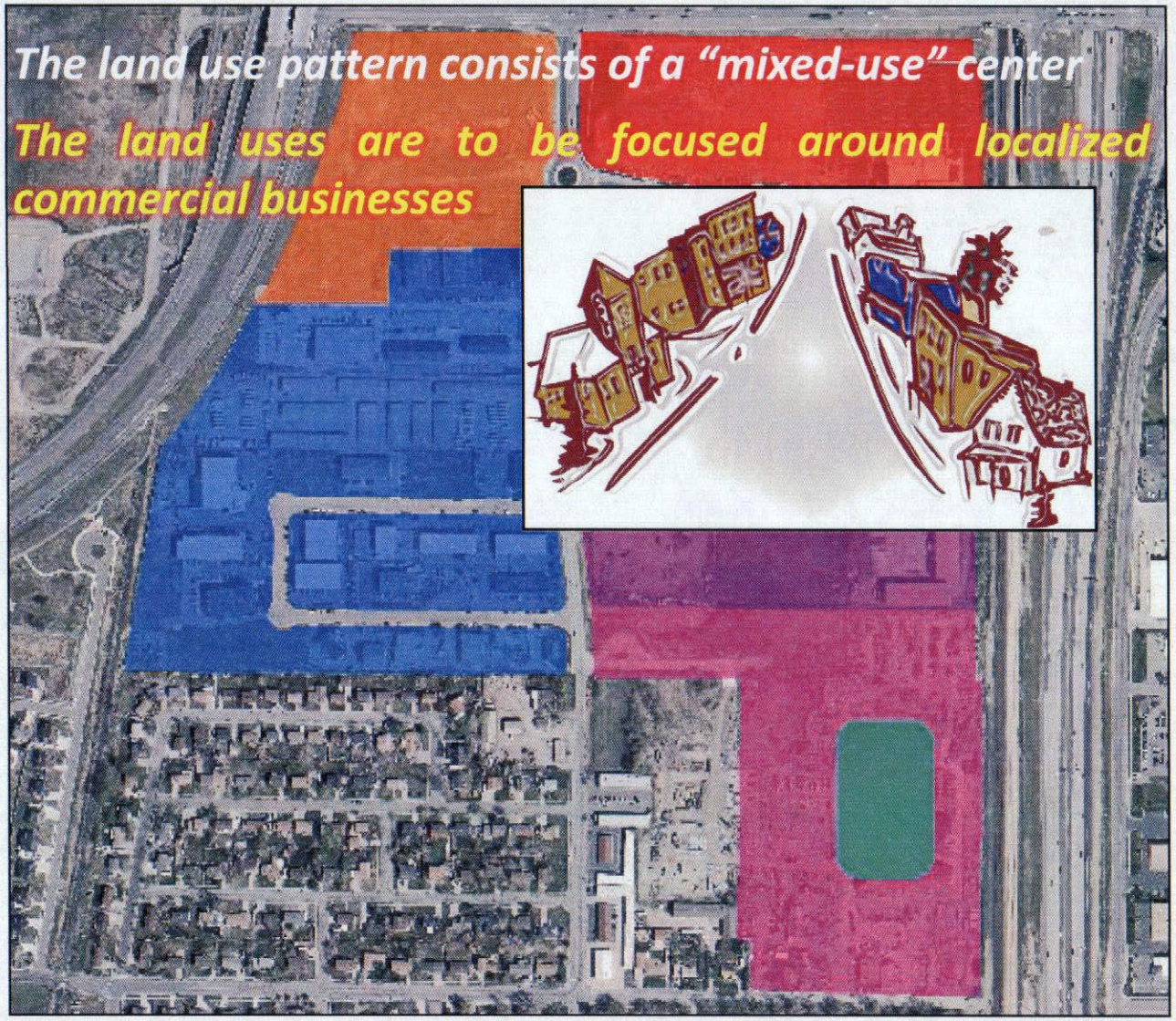
0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO

- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



LIGHT INDUSTRIAL

TOWN CENTER

COMMUNITY CENTER

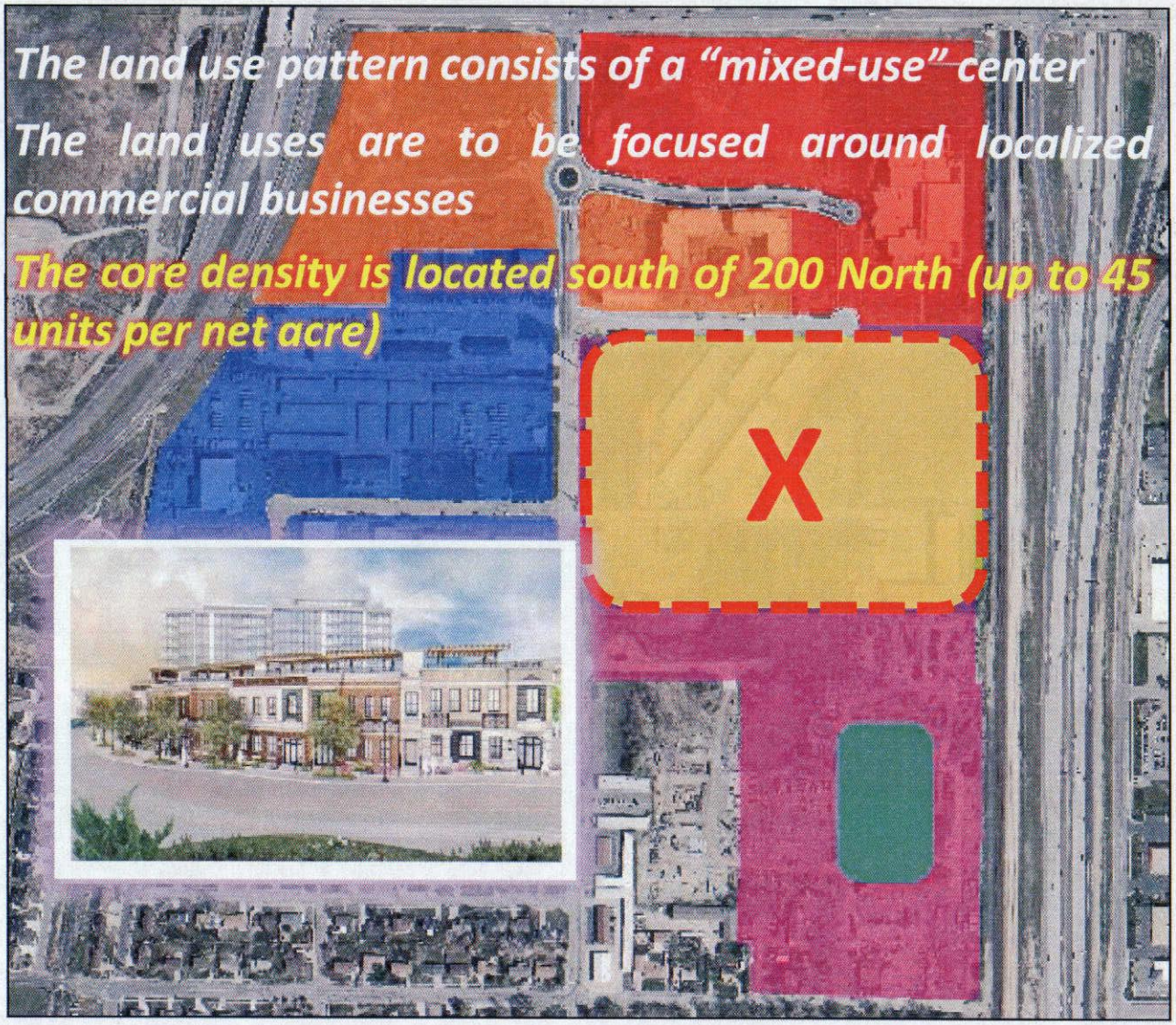
URBAN CENTER

COMMERCIAL

PARK

0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

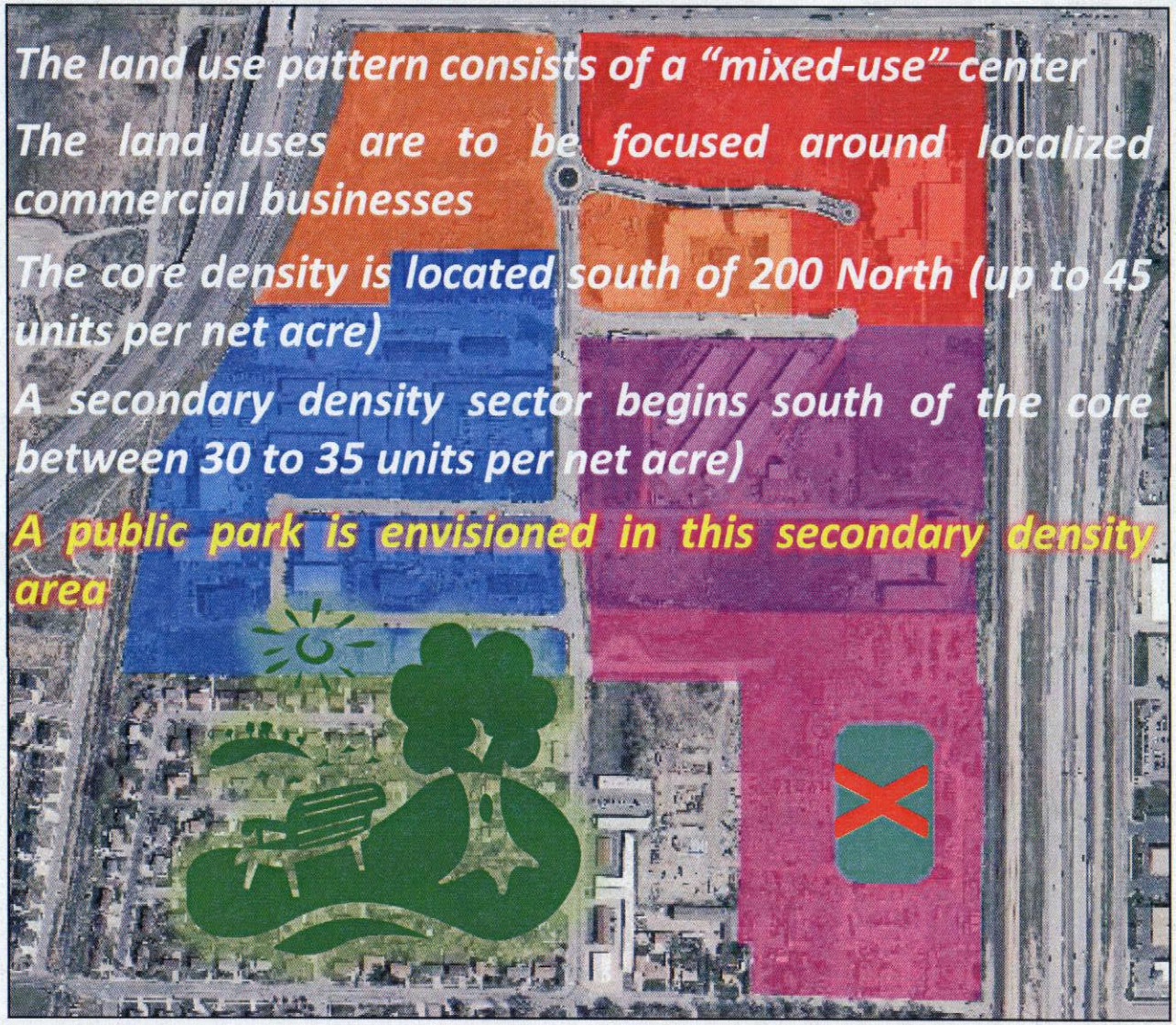
0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO

- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO

- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

0 0.05 0.1 Miles

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO

LIGHT INDUSTRIAL

TOWN CENTER

COMMUNITY CENTER

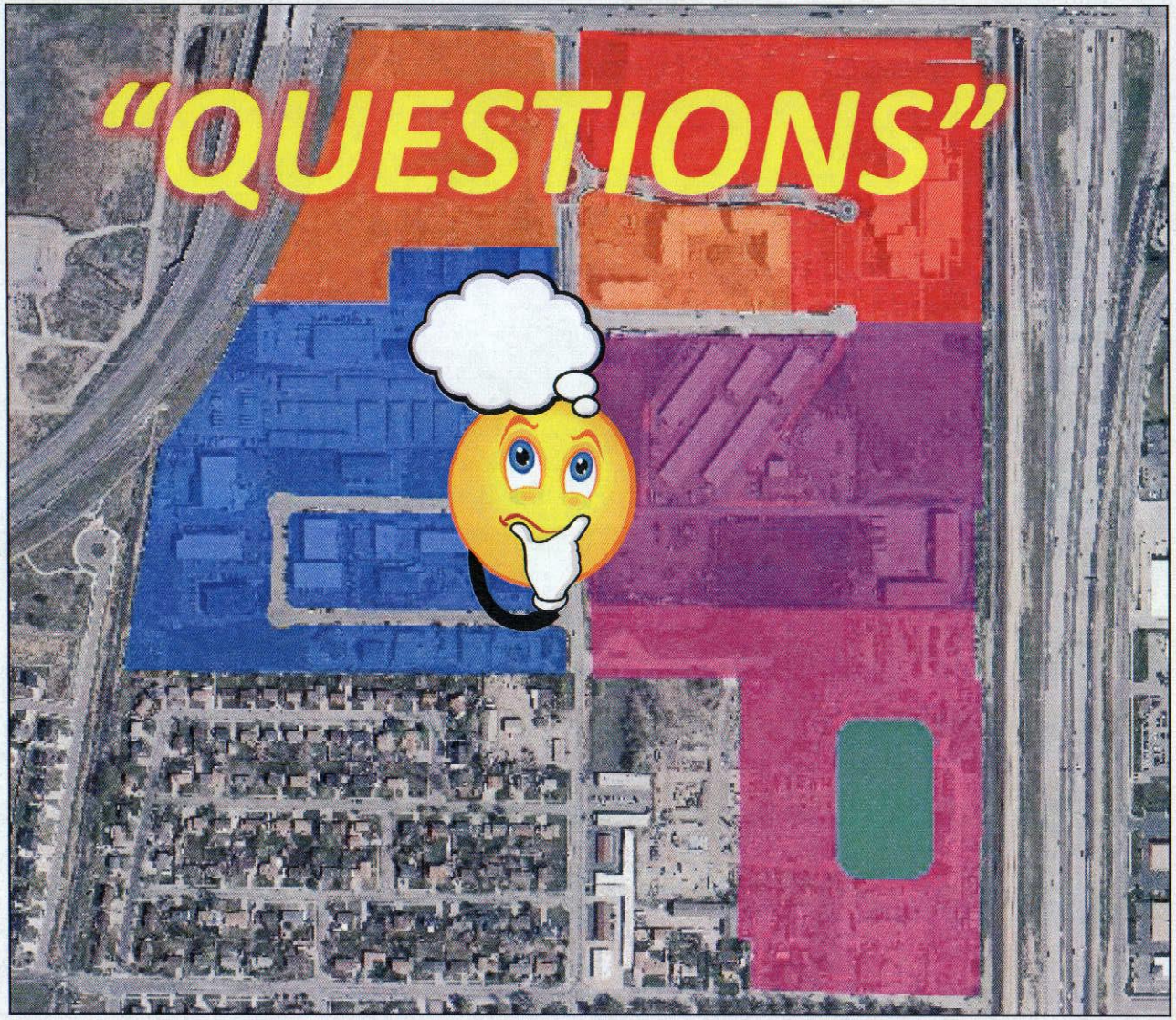
URBAN CENTER

COMMERCIAL

PARK

0 0.05 0.1 Miles

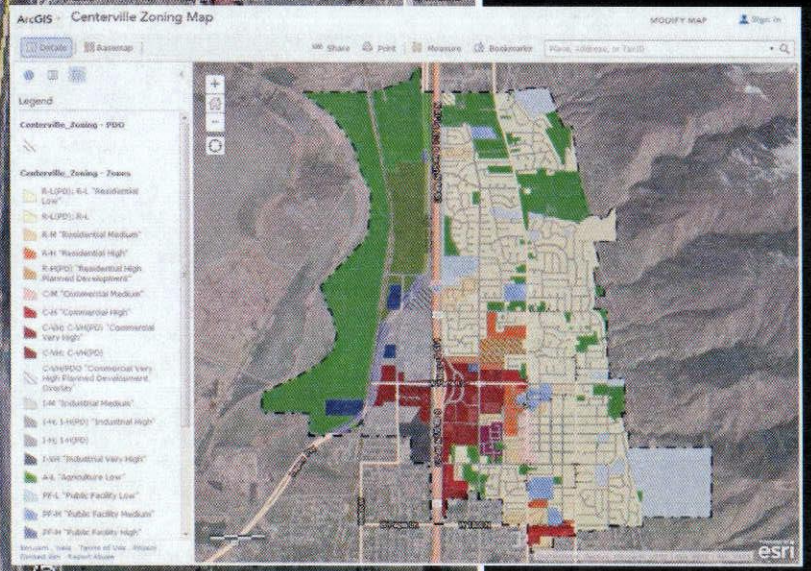
PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK

0 0.05 0.1 Miles

Zone Text & Map Amendments



The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone

The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone

A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H)

The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone

A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H)

Multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses

The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone

A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H)

Multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses

The ratio of commercial vs. residential uses is established using site plan approval process - (staff comment this is a potential weakness)

The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone

A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H)

Multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses

The ratio of commercial vs. residential uses is established using site plan approval process

The supportive commercial use findings needed to approve the use of multi-family residential are;

- ***Provide opportunity for food service or local service type retail commercial service***
- ***Provide opportunity for personal care and/or instructional type services***
- ***Provide opportunity for medical care or health type services***
- ***Provide opportunity for adult or child care type services, or***
- ***Provide other types of commercial uses deemed appropriate for servicing the local residents***

"QUESTIONS"

New Zoning District
W Pioneers Ln
W 2450 N
W 2000 N
W 50 S
W 40 S
Interstate 15 Frontage Rd
15
67
©2014 Google
Imagery Date: 6/4/2013

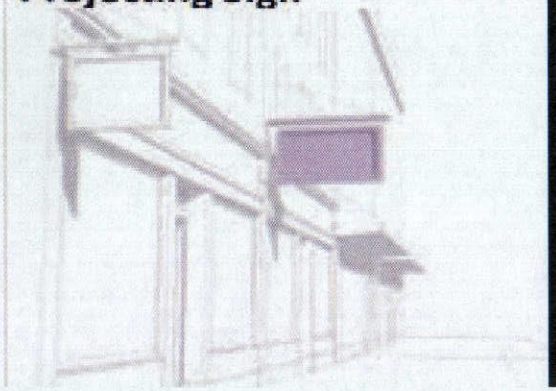
Design Regulations

A:

B:

C:

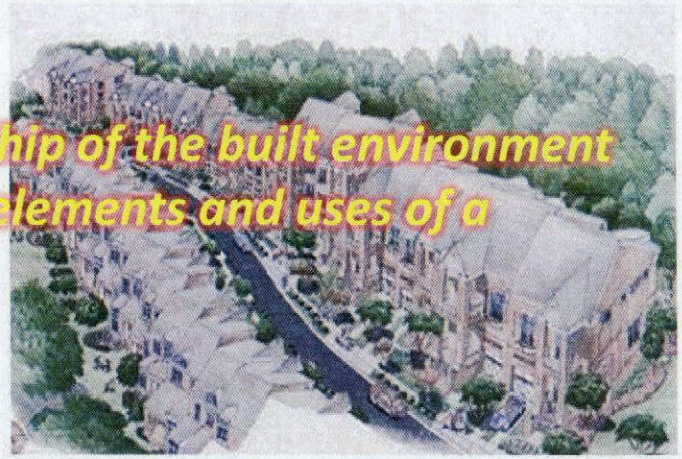
Projecting Sign



"Design Principles"

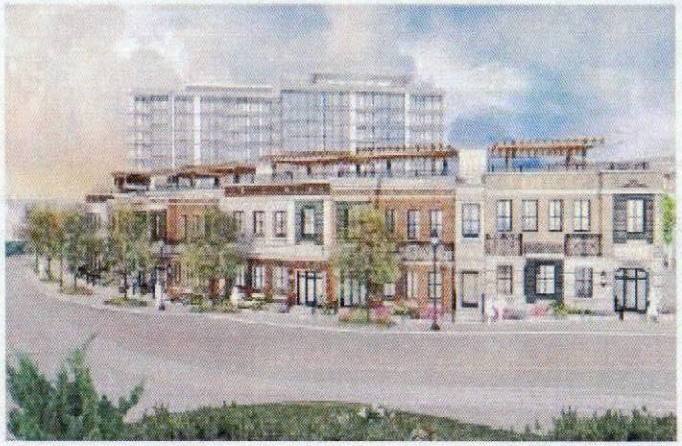
- *establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center."*

A:

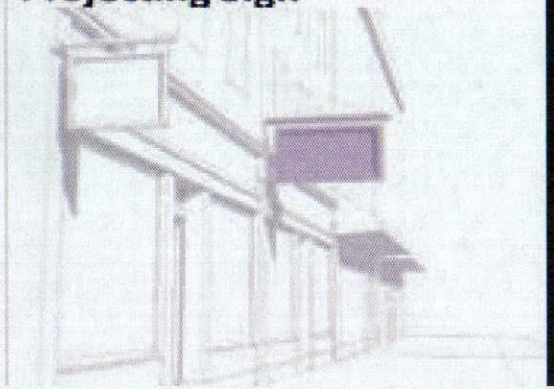


B:

C:



Projecting Sign



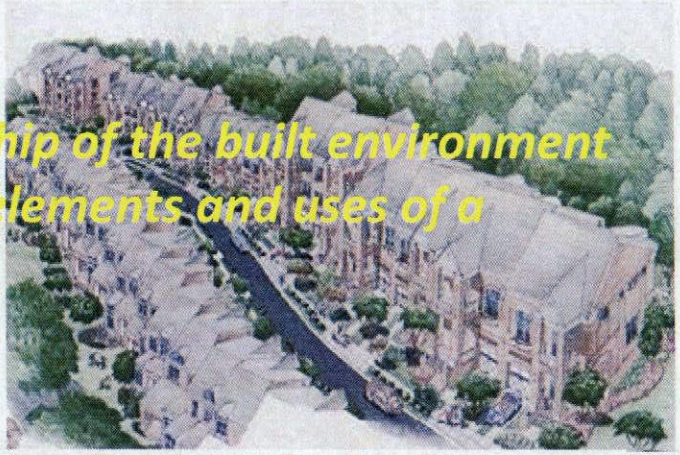
"Design Principles"

- *establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center."*

"Design Standards"

- *are required in addition to other standards set forth in the Ordinance and are indicated by the verb "shall."*

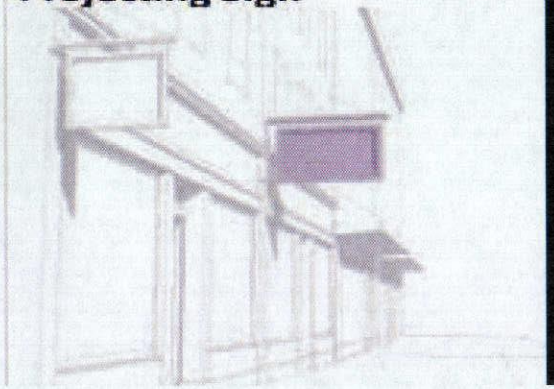
A:



B:

C:

Projecting Sign



"Design Principles"

- establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center."

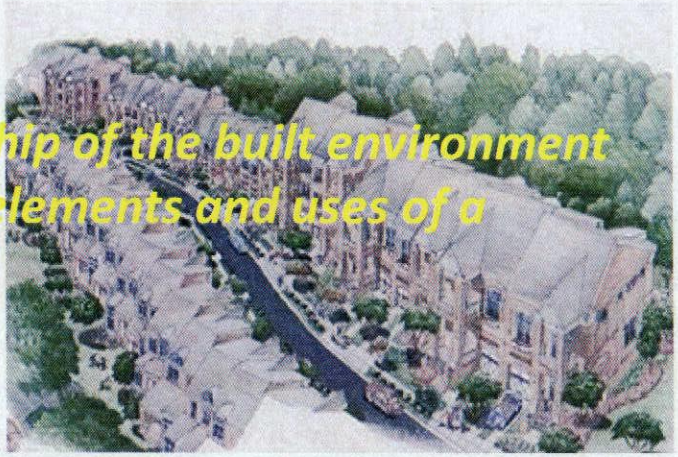
"Design Standards"

- are required in addition to other standards set forth in the Ordinance and are indicated by the verb "shall."

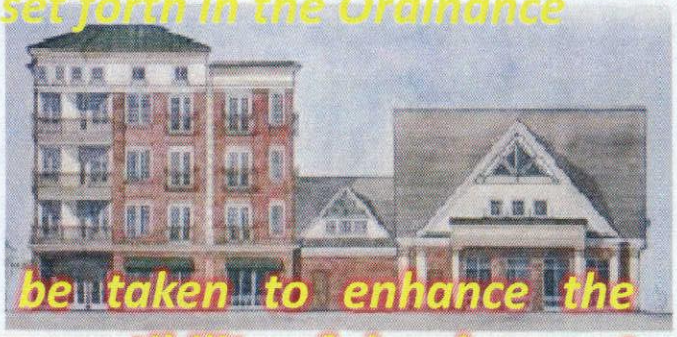
"Design Guidelines"

- indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the "Mixed-Use Center District."

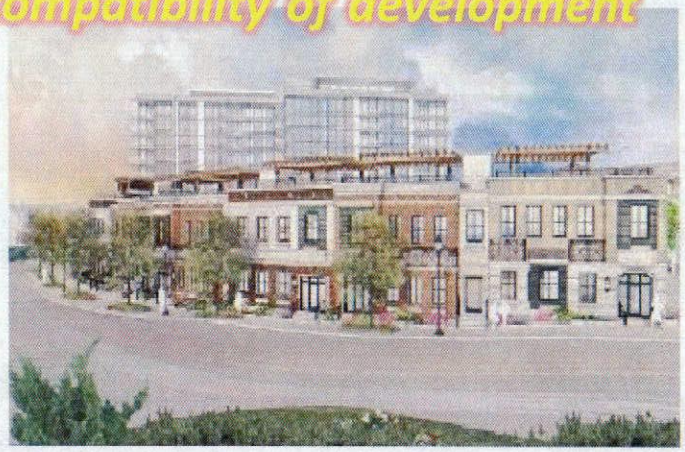
A:



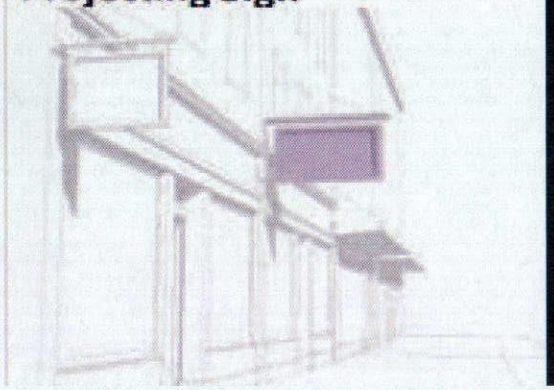
B:



C:

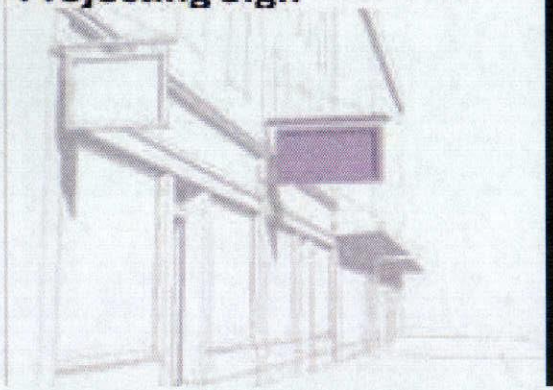


Projecting Sign



"QUESTIONS"

Projecting Sign



A:

B:

C:

CENTERVILLE

Staff Backup Report
2/3/2015

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 of February 3, 2015 City Council meeting

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No.

Short Title: Councilman John Higginson

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:10

SUBJECT

January 13, 2015 work session; January 20, 2015 work session and regular meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- January 13, 2015 Work Session minutes
- January 20, 2015 Work Session minutes
- January 20, 2015 Regular Council meeting minutes

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, January 13, 2015 at 7:00 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright
MEMBER ABSENT	Ken S. Averett
STAFF PRESENT	Steve Thacker, City Manager Randy Randall, Public Works Director Kevin Campbell, City Engineer Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager
VISITORS	Fred Philpot, Lewis Young Robertson Burningham Interested Citizens (see attached sign-in sheet)

DRAINAGE UTILITY FEES

Steve Thacker, City Manager, explained that Drainage Utility Fee Scenarios 1, 2, 7, and 8 as previously presented to the Council were adjusted to reflect a start date of July 2015 rather than February in order to give citizens more time to be ready for the increase. The time frame of the Scenarios has also been extended from 2020 to 2025.

Scenario 1:	No increase
Scenario 2:	One time increase (112%) with no debt
Scenario 7:	Staggered increase (35%, 15%, 10%, 3%, 3%) with debt
Scenario 8:	Staggered increase over two years (55%, 55%) with no debt

Fred Philpot with LYRB explained that approximately 1,500 EDU's are within subdrain districts and approximately 4,400 are outside the subdrain districts. Residents within subdrain districts pay a higher Subdrain Utility Rate to pay for services that have had to be supplied by the City in the absence of Home Owner Associations (HOA). Developments in those areas were granted the ability to construct homes with basements on the condition that subdrain systems were installed, but most of the HOAs failed to remain sustainable and collect the necessary fees.

Steve Thacker, City Manager, explained that approximately 36% of the revenue received in the Drainage Utility Fund comes from subdrain fees. The other 64% comes from storm drain fees. That relationship is preserved in all four scenarios. Mr. Philpot added that the blend of fee revenue and bond revenue in Scenario 7 provides more of a balance between those paying for the services and benefiting from the services. The existing Water Revenue Refunding Bonds expire in 2021. Between 2021 and 2025, when the days of working capital dips below zero in Scenario 7, the Council could either raise rates or issue a new bond. Kevin Campbell, City Engineer, commented that with Scenario 7 the cumulative increase for citizens after the 2020 increase would be approximately 81%, compared to the 112% in Scenario 2 with no debt.

Councilwoman Fillmore stated that she considers herself to be fiscally conservative, and she is not in favor of unnecessary bonding, but she feels that government should not collect more money than is needed. She pointed out the difference in unreserved ending cash reserves between Scenario 2 ($882,758) and Scenario 7 (-$781,461). Councilwoman Fillmore said she likes that the debt scenario allows the cost of projects to be shared over time by those who will be benefiting from them. She said she would not want to overburden residents now for projects that will be done several years from now. Referring to Scenario 7, Councilwoman Fillmore suggested continuing with an annual 3% increase through 2025 to mitigate the forecasted shortfall. Mr. Philpot adjusted the scenarios and provided projections in response to requests from the Council. He said he does not recommend making decisions based on assumptions for 2025 since many variables will change between now and then.

Councilwoman Ivie said she is in favor of a 112% one-time increase, with a stipulation in the ordinance that the rate be reevaluated and decreased over time if possible. Councilwoman Ivie said in her opinion it seems fiscally irresponsible to raise rates and issue debt with the end result being negative days of working capital by 2025. Councilman Wright added that the City may need the projected cash reserves in Scenario 2 for unanticipated projects. Mr. Randall expressed the concern that bonding creates complexities when partnering with other entities to complete projects. Mr. Philpot responded that funds raised through utility fees have no spending time limit, and interchange is possible between projects funded by fee revenues and bond revenues.

Mr. Thacker reminded the Council that the scenarios can be adjusted to achieve a desired rate increase or amount of bonding. He commented that it is often thought that enterprise operations should be run like a business, borrowing for capital investment to successfully compete for customers. Centerville does not have competition for storm drain and subdrain systems, but that does not mean the City should overload customers. Mr. Thacker shared the opinion that the burden should be more fairly distributed over the life of the projects. Even with bonding, the cost of projects with a 50 year life expectancy is only spread over 20 years. Councilwoman Ivie disagreed, stating that she does not agree with going into debt. She asked where the money to pay off the bond debt would come from. Mayor Cutler explained that payments are made using monthly fee revenue.

Mr. Randall emphasized that he feels the City needs a sustained ability to maintain and replace the water system. He said he believes costs will not go down, and the list of projects will continue to increase. Mayor Cutler mentioned the low interest rate currently available on municipal bonds. Councilwoman Ivie responded that any interest paid is a greater cost than paying cash. Mr. Randall stated he would like the City to be able to do projects in the most economical way by combining multiple street-related projects in a specific location at one time, which can be difficult when partnering with other entities. Mr. Randall expressed the opinion that bonding is appropriate for expansion projects, but cash provides more flexibility for maintenance and replacement.

The Council discussed the fact that not all needs can be anticipated on the project list. Unexpected problems will occur. Mr. Philpot stated that most communities do not fund full depreciation and replacement of systems. Mr. Thacker added that some replacement projects can be anticipated. Mayor Cutler commented that the Council needs to decide the level of quality desired for the City's storm drain and subdrain systems. Councilwoman Fillmore stated that as a Council they are making up for the past and trying to plan better for the future. She recognized that any scenario will be painful, and stated she would be comfortable with either Scenario 2 or Scenario 7. She said she would like to know which the citizens would prefer.

Councilman Higginson suggested the Council present Scenarios 2, 7, and 8 to the public. He said he knows which scenario he would prefer, but he would like to hear from the public. Councilman Wright suggested the Council select a "preferred" scenario to present. Councilwoman Fillmore suggested presenting Scenarios 2 and 7. Mr. Campbell commented that Scenario 8 would give businesses more time to be ready for the large impact with no debt. The Council agreed to present Scenarios 2, 7, and 8 at an open house and public hearing on February 17th. Referring to Scenario 8, Councilman Higginson stated he would prefer an initial increase of 60% and a second increase of 30%, rather than two 55% increases. Staff agreed to analyze possible adjustments to Scenario 8.

ADJOURNMENT

Mayor Cutler adjourned the work session at 8:34 p.m.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

1

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, January 20, 2015 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken Averett Tamilyn Fillmore John T. Higginson (arrived at 5:55 p.m.) Stephanie Ivie Lawrence Wright (arrived at 5:38 p.m.)
STAFF PRESENT	Steve Thacker, City Manager Lisa Romney, City Attorney Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager
VISITORS	Representative Tim Hawkes Senator Stuart Adams (arrived at 5:55 p.m.) Senator Todd Weiler (arrived at 5:49 p.m.)

WORK SESSION WITH STATE LEGISLATORS REPRESENTING CENTERVILLE

Representative Tim Hawkes talked about some of the issues he is working on for the upcoming Legislative Session. He mentioned some of the topics that will be discussed during the Session, including Medicaid, transportation funding, and appointment of School Board members.

Campaign Finance Reporting – Lisa Romney, City Attorney, mentioned difficulties experienced by Centerville related to municipal campaign finance reporting. She stated she has made recommendations regarding related legislation to the Lieutenant Governor's office. Senator Weiler arrived at 5:49 p.m.

Utah Retirement System – Mayor Cutler referred to changes made to the Utah Retirement System and the feedback he has received from the Police Department. The number and quality of candidates for police departments has decreased, possibly as an unintended consequence of the changes made and the positions being less attractive. Senator Weiler responded that he would like to see the impact quantified. He did not express support for making "double-dipping" an option again. Senator Adams arrived at 5:55 p.m.

Transportation – Steve Thacker, City Manager, stressed the serious need for more funding for street maintenance. Street maintenance costs have increased, but Class C road revenues have not increased. Mayor Cutler added that sales tax income dropped significantly as a result of the recession and has not increased sufficiently to help with funding road maintenance. Senator Adams agreed that rebuilding roads is a lot more expensive than maintaining them. Mayor Cutler asked the Legislators for help in increasing funds available for street maintenance. The Mayor stressed that the City feels an increase in the gas tax or other user fees would be a better solution than an increase in property tax. Senator Adams emphasized that the gas tax is a per gallon tax, not a percentage, and an inflationary adjustment would be politically difficult for the Legislature to pass. Councilwoman Fillmore agreed that it is a complicated issue, and asked if the Legislature would be willing to tackle it from many different directions. She said she thinks the sales tax is reasonable because the entire economy of the State will be affected by the quality of the transportation system, but a

user fee is also important. Senator Adams responded that the Legislature has looked at many options over the years. He said he is an advocate of user fees as well as toll roads, but does not think there is sufficient political will for it to happen. Senator Adams said he also sees very little support for fees linked to vehicle registration or with a device attached to vehicles, and explained difficulties associated with indexing the gas tax. Mayor Cutler asked what the Council can do to support the issue and make the City's voice heard. The Legislators encouraged the Council to continue working with the Utah League of Cities and Towns (ULCT).

Regarding the local option sales tax issue, Senator Weiler pointed out that Davis County could already enact an additional quarter cent (1/4 cent) increase to the sales tax. Mayor Cutler responded that the City would not have a voice in how the County-level increase would be allocated. Senator Adams expressed the opinion that approval of a quarter cent increase would require cooperation between ULCT, the Association of Counties, and UTA. Mr. Thacker stated that a 0.15 percent increase to the City would go a long way towards helping the need for street maintenance funding. Mayor Cutler mentioned that not all cities are in agreement regarding what additional transportation revenue should fund, adding that some members of the City Council feel that UTA should not receive more funding.

Councilman Wright stated he feels it is important to calculate what the tax would need to be to accomplish what needs to be done before deciding on the mechanism for implementation. Senator Weiler responded that all the cities have different requirements. Senator Adams stated that UDOT has a sophisticated model that keeps a record of what is needed on State roads. Senator Adams continued that it is easier to obtain funding for large, obvious projects than for pot holes and slurry seal. Councilman Wright suggested the State could supply cities with a toolkit to determine needs and report the needs in a standardized way.

The Council expressed gratitude for the pedestrian bridge that will be constructed over the freeway at Parrish Lane later in 2015. Mayor Cutler stated that an important project for the long-term economic development in Centerville will be to connect 1250 West in Centerville with 650 West in Farmington. Senator Adams mentioned that it would be good to have an interchange at Glover Lane. The Council and Mayor agreed. Mayor Cutler stated that Centerville wants to be part of the long-term solution.

Emergency Dispatch – Mayor Cutler explained that Davis County has four emergency dispatches, and asked that the Legislators be aware that the dispatch issue would have a big impact on Centerville. Senator Weiler asked why the State should get involved. Mayor Cutler responded that Davis County, Layton City, and Bountiful City are all unwilling to give up their dispatch service, and incentives to unite would be helpful. Councilman Wright added that a unified dispatch system would save time in emergency situations. The Mayor stated that the City is not advocating for any specific dispatch arrangement, but would like to be part of a solution.

UTOPIA – Mayor Cutler reported that UTOPIA is making good progress, increasing subscribers every month. He asked that the Legislators not support any action that would make the UTOPIA situation more difficult for the cities. The Legislators responded they have not heard mention of anything related to UTOPIA for the upcoming Session.

Sales Tax Distribution – Senator Adams stated he does not think any change will be made in the sales tax distribution, but he has heard some talk about trying to push economic development over retail.

Paramedic Funding – The Mayor explained that negotiations are taking place between the South Davis Metro Fire Agency, Davis County, and Layton City regarding allocation of paramedic funding. Senator Adams acknowledged that paramedic funding is a big deal, and stated the Council should let the Legislators know if they can help.

Property Tax Revenue Related to Redevelopment Agencies -- Mayor Cutler referred to a mistake made in calculating property tax in cities with RDAs. Centerville did not receive as much as it should have received in the certified rate. Mr. Thacker expressed the City's desire for Centerville to be treated fairly if an adjustment is made. Senator Weiler stated he assumes there will be a bill to address the issue.

Police Body Cameras – Mayor Cutler mentioned police body cameras, and stated that if a strict set of guidelines is mandated by the State, there may be pushback from the officers. Mr. Thacker added that any guidelines from the State would need to be sensitive to the liability issue, considering technical failures and storage difficulties. Representative Hawkes stated he does not see a rush to mandate body cameras. Senator Weiler said there will probably be some legislation regarding what is public record. Mr. Thacker asked that the Legislature include city police departments and city attorneys in the legislative process.

Mayor Cutler asked the Legislators how they would prefer for the Council to communicate with them during the Session. Senator Weiler stated he would prefer emails and text messages, particularly communications that contain substantive feedback. Senator Adams stated he can be contacted through email or through his intern. Representative Hawkes said he would prefer email communication, but would also respond to text messages.

ADJOURNMENT

Mayor Cutler thanked the Legislators for their time, and adjourned the work session at 6:53 p.m.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, January 20, 2015 at 7:00 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 Lisa Romney, City Attorney Jacob Smith, Management Assistant Kevin Campbell, City Engineer Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager
VISITORS	Interested citizens (see attached sign-in sheet)
PLEDGE OF ALLEGIANCE	
PRAYER OR THOUGHT	Councilwoman Stephanie Ivie

OPEN SESSION

Mark Haddad – Mr. Haddad asked for clarification regarding the sale of private property on the east bench of town. He stated that a potential buyer of private property on the hillside was told by the City Planner that the property would not be developable. Mr. Haddad asked what the barriers to development are, why they are in place, and what would be required to remove them.

Steve Thacker, City Manager, responded that he would be glad to arrange a meeting with the Haddad family to more fully explain and explore the challenges and obstacles to development. Councilman Averett disclosed that he professionally represents the prospective buyer, and stated that the buyer was told by the City Planner that the property in question could not be developed under any circumstances. Councilman Wright asked that the Council receive an update on the matter at a future meeting.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 6, 2014 work session, regular Council meeting, and closed meeting were reviewed. An amendment to the work session minutes requested by Councilwoman Fillmore pertaining to Councilman Wright was not included in the minutes. Councilwoman Fillmore requested a second, unrelated amendment to the work session minutes, which was included. Councilman Higginson made a **motion** to approve the January 6, 2014 Council meeting minutes, the closed meeting minutes, and the work session minutes as amended. Councilman Wright seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

a. Consider Resolution No. 2015-01 amending Exhibits to Standard Specifications and Drawings
b. Consider Resolution No. 2015-02 for Amendment No. 2 to Interlocal Cooperation Agreement for Animal Control Services
c. Terminate warranty period for MTC Lot 2 Site Plan

Councilwoman Ivie requested that the Council consider item (a) on the Summary Action Calendar separately. Councilman Averett made a **motion** to approve items (b) and (c) on the Summary Action Calendar, including Resolution No. 2015-02. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Councilwoman Ivie asked staff about the street light details in proposed Resolution No. 2015-01. Mr. Thacker responded that the street light details in Resolution No. 2015-01 are in harmony with the requirements in the Parrish Lane design guidelines that have been in place for some time. He added that there is intent to review the street lighting requirements in the future. Councilman Wright expressed a desire for the street lighting issue to be put on a future agenda for further discussion. Councilwoman Fillmore agreed.

Councilman Higginson made a **motion** to approve item (a) on the Summary Action Calendar, Resolution No. 2015-01. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – TUMBLEWEED SUBDIVISION PLAT AMENDMENT

Lisa Romney, City Attorney, explained the proposed Subdivision Plat Amendment for the Tumbleweed Condominium Subdivision.

At 7:33 p.m. Mayor Cutler opened a public hearing, and closed the public hearing seeing that no one wished to comment. Councilman Averett made a **motion** to approve Subdivision Plat Amendment for the Tumbleweed Condominiums Subdivision located at approximately 233 North 1250 West, Centerville, subject to the following conditions and findings. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Conditions

1) Preparation and submittal of the final linen subdivision plat to the City Recorder's Office.
2) Preparation and submittal of applicable covenants, conditions, and restrictions approved by the owner's association to the City Recorder's Office.
3) Preparation and submittal of Preliminary Title Report (no older the 30 days) plat to the City Recorder's Office.
4) Review and acceptance of the final plat by the City Engineer and Attorney, in accordance with applicable regulations of the State and City.
5) Payment of all applicable fees and recording costs, as per the City's Fee Schedule.

Findings

a. The City Council finds that the amendment is consistent with the original plat's expectation that allows a pad area to be later converted to an actual building.

b. The City Council finds that amending the plat allows for recognition of the new building that has been constructed.
c. Therefore, the City Council finds that the public interest will NOT be materially injured by the proposed plat amendment.
d. Therefore, the City Council finds that there is good cause for the plat amendment.

EXTENSION OF FRANCHISE FOR QUESTAR

Stephanie Gallegos, a representative of Questar Gas, explained the request for the additional three month extension of the current Franchise for Questar to allow negotiations for a new franchise to continue. She stated that Questar Management has approved payment of the City's $500 franchise application fee. Councilman Wright made a **motion** to approve Ordinance No. 2015-01 extending the Franchise for Questar Gas, a successor to Mountain Fuel Supply Company, for an additional three months. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Ed Erickson, Audit Partner, and Jeff Miles, Audit Manager with Hansen, Bradshaw, Malmrose & Erickson, highlighted the content of their audit report for Fiscal Year 2014, contained in the Comprehensive Annual Financial Report (CAFR). Mr. Erickson stated that the financial statements of the various funds and reporting units of the City are presented fairly and in accordance with generally accepted accounting principles for government entities. The City's CAFR for FY 2013 received a Certificate of Achievement for Excellence in Financial Reporting for the 15th consecutive year.

Councilman Wright asked about the inventory of assets included in the Financial Report. The auditors explained efforts by staff to ensure the accuracy of the inventory of capital assets, and expressed confidence in the quality of the information provided for the Audit. Mr. Thacker stated that the inventory report previously provided to the Council in 2014 was the master file reflecting all assets entered from the time the system was implemented, including assets which had been disposed of, but the report was incorrectly identified as a report of assets the City still owned. Mr. Erickson stated that for the Comprehensive Annual Financial Report, acquisitions and disposals are audited in the year in which they occur. In response to a question from Councilman Wright, Mr. Erickson pointed out where in the Report the City's payments to UTOPIA are shown. He and staff explained that the UTOPIA debt is not shown as a bond obligation in the financial statements of any of the eleven member cities.

Mayor Cutler asked Mr. Erickson and Mr. Miles if they uncovered any instances of fraud or mismanagement in the course of the Audit. Mr. Miles reported that nothing of that nature was found. He added that they gained an understanding of the financial controls in place in the City, and it is their opinion that the internal controls are appropriate for the size of the City. Mr. Erickson stated that beginning in 2015 the City will be required to show its proportionate share of the unfunded URS obligation on the Financial Report. Councilman Averett asked about employee leave compensation, and Mr. Erickson pointed out where the employee leave liability is reflected in the Report. Mr. Thacker noticed an inaccuracy in the leave liability statement, and it was agreed that information should be corrected for next year.

Councilwoman Fillmore requested that the following portion of page one of the Financial Report be included in the minutes, with emphasis on the second sentence:

> The City's frame work of internal controls is designed to provide reasonable rather than absolute insurance that the financial statements will be free of material misstatement. The cost of internal controls should not outweigh their benefit to the City.

Mr. Erickson stated that for the size of the city, Centerville has a fairly lean and cost effective Financial Department, and they do a good job. Mayor Cutler thanked Mr. Erickson and Mr. Miles for their time.

INFRASTRUCTURE IMPROVEMENT AGREEMENT FOR LEGACY TRAIL SUBDIVISION PDO

Ms. Romney explained the Infrastructure Improvement Agreement for the Legacy Trail Subdivision PDO. Councilman Wright made a **motion** to approve the Infrastructure Improvement Agreement (prior to recording Final Subdivision Plat) between the City and H & S, LLC and GT Development Holdings, Inc. for the Legacy Trail Planned Development (PDO). Councilwoman Fillmore seconded the motion. Fred Hale and Craig Salmon, owners of the Legacy Trail Subdivision, reported on the progress of the development. The motion to approve passed by unanimous vote (5-0).

FINANCIAL REPORT

The financial report was postponed due to the absence of Finance Director Blaine Lutz.

MAYOR'S REPORT

- Daken Tanner, Co-Chair of the Centennial Celebration, presented the name chosen for the celebration, "Celebrating Centerville . . . Our American Hometown", and provided an overview of the activities and events planned so far for the City's Centennial. Mr. Tanner explained the desire to purchase 30 flags to continue the display of American flags north of Chase Lane on Main Street during the summer. Todd Jones, in charge of raising funds for the flags, requested City financial participation for the flag purchase by advancing the funds that would later be repaid from donations. Councilman Wright suggested that, since the flags will be used by the City long-term, the Council fund the whole amount from the General Fund or Council Contingency, and allow the Committee to use remaining donated funds for other celebration purposes. Councilwoman Fillmore agreed, but stated that she likes the idea of the Committee continuing to motivate citizens to donate for the specific purpose of purchasing the flags. If the City is reimbursed the cost of the flags through donations, the additional funds could be used for other celebration purposes. She added that those who donate will be able to experience a renewed feeling of ownership each year when the flags are hung. Mayor Cutler agreed that it is effective to have a cause to fundraise for. He suggested the Council fund the flag purchase upfront with Council Contingency, and encourage continued fundraising. Councilman Averett stated he would be more inclined to donate to the Celebration in general, and agreed with Councilman Wright that the Council should fully fund the flag purchase. Councilwoman Ivie also agreed with Councilman Wright's suggestion. Mr. Tanner added that the Committee plans to add 8-10 Centennial banners to hang on Parrish Lane and at City Hall.

  Councilman Wright made a **motion** to allocate up to $6,500 in Council Contingency for the pre-purchase of flags and brackets. Councilwoman Ivie seconded the motion.

The Council discussed how to front the funds for the flag purchase and still enable the Committee to be able to motivate citizens to donate. Councilwoman Fillmore made a **motion** to amend the motion that the Council will front the $6,500 for the flag purchase, and whatever money is raised for the flags to reimburse the City will then be made available for other Centennial Celebration expenses. Councilman Higginson seconded the motion to amend. Donation checks can be written to either Centerville City or the Centerville Community Foundation. The amended motion passed by unanimous vote (5-0).

At 9:02 p.m. the Council took a short break, returning at 9:10 p.m.

- The Council discussed the recommended process for City Council review and decision making on the proposed West Centerville Neighborhood General Plan Amendments and related Zone Text/Map Amendments for the Parrish/Legacy Transit-Oriented District, and when to include the West Bountiful City Council. Councilwoman Fillmore asked staff if they remember a special public hearing for certain stakeholders being held in addition to the regular public hearing process on any controversial issue in the past. Councilman Wright stated he feels it would be to the City's benefit to invite as much public input as possible. City Attorney Romney responded she does not remember the Council holding a special public hearing for stakeholders in the past, but she does remember work sessions with stakeholders. She continued that it would be legal to continue the public hearing to an additional meeting that targets stakeholders. The Council decided that a work session will be held prior to the regular Council meeting on February 3, 2015, followed immediately in the regular meeting by the initial public hearing, with a special meeting for West Bountiful City officials and other stakeholders on February 24, and then concluding the public hearing process on March 3.
- The Mayor reported that a substantial amount of impact fee revenue has been received by the South Davis Metro Fire Agency. The Board expects to be able to meet the October debt service obligation if development continues as expected. Mayor Cutler has been elected Chair of the Fire Agency Board. Mr. Thacker reported on a meeting he attended regarding paramedic funding.
- Macquarie is expected to present the Milestone Two report regarding UTOPIA soon. Councilman Wright encouraged the Mayor to not throw his weight behind it before finding out what the effect would be on Centerville. Mayor Cutler responded that he does not think the City should discourage any idea that would help improve the financial state of UTOPIA. He added that he thinks having different cities able to do different things might be a good thing for UTOPIA.

CITY MANAGER'S REPORT

- Steve Thacker, City Manager, reported that the Parrish/Main Intersection Project is essentially completed. UDOT has agreed to cover any budget overrun for the project, if there is any.
- Mr. Thacker updated the Council on the planned pedestrian bridge over the freeway at Parrish Lane. Staff has submitted an application to WFRC for a grant to add safety lighting on Parrish Lane along the 10-foot sidewalk that will be put in with the bridge.
- Council members are invited to attend FEMA training in Emmitsburg, Maryland in June 2015.

- The City was recently notified that it has been accepted to participate in the Voter Registration Pilot Program, as requested earlier by the City Council. Councilwoman Ivie suggested that the annual community brochure indicate that voter registration will be available on the day of elections.
- It is anticipated that Blaine Lutz, Finance Director/Assistant City Manager, will be on sick leave for the next two weeks.
- The next utility mailer will include information regarding the utility rate increase scenarios the Council is considering.
- The Council discussed a draft of the annual community brochure. Councilman Wright pointed out that the draft does not contain a complete list of Centennial Celebration activities. Mayor Cutler responded that the community brochure is not intended to be the definitive, complete listing of Centennial Celebration activities. Councilwoman Ivie suggested taking some of the information out of the brochure to avoid confusion. Council feedback should be sent to Mr. Thacker by Wednesday, January 28th. Councilman Wright suggested City staff compile and edit the brochure in-house next year. Mr. Thacker responded that putting together the brochure would not be a cost-effective use of staff time.

TRAILS COMMITTEE LIAISON REPORT

Councilwoman Ivie, Council liaison to the Trails Committee, updated the Council on Trails Committee issues and activities.

MISCELLANEOUS BUSINESS

- ULCT Local Officials Day at the Legislature is January 28, 2015.

APPOINTMENT

Mayor Cutler recommended the Council appoint Scott Sappenfield to the open position on the Board of Adjustments. Councilwoman Ivie made a **motion** to appoint Scott Sappenfield to the Board of Adjustments. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 10:13 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 2.

Short Title: Public Hearing - General Plan Amendments, Zoning Ordinance Amendments, and Zoning Map Amendments for West Centerville Neighborhood

Initiated By:

Scheduled Time: 7:10

SUBJECT

Consider General Plan Amendments regarding West Centerville Neighborhood Area and related Zoning Ordinance and Zoning Map Amendments creating the Parrish/Legacy Mixed Use Center District (Chapter 12-49) and the Parrish/Legacy Mixed Use Center Urban Design Standards and Guidelines (Chapter 12-69) - Ordinance No. 2015-02

RECOMMENDATION

Provide Staff an opportunity to present the proposed General Plan, Zoning Ordinance and Zoning Map Amendments and the Planning Commission's recommendation regarding the amendments. Hold a public hearing regarding the proposed amendments. After the public hearing, Staff recommends tabling action on the items and continuing the public hearing for further public input, in accordance with the approved City Council review process for this matter.

BACKGROUND

On December 10, 2014, the Planning Commission reviewed and recommended approval of the proposed General Plan, Zoning Ordinance and Zoning Map Amendments regarding the West Centerville Neighborhood Area. The Staff Transmittal Report for this matter is attached.

ATTACHMENTS:

Description

- Staff Report - West Centerville Neighborhood Update
- PC 12-10-2014 minutes re West Centerville Neighborhood
- Ordinance No. 2015-02-West Centerville
- 12-480-6-West Centerville Amendments
- Chapter 12-49-Parrish-Legacy Mixed Use Zone
- 12-49-1-Parrish-Legacy Development Standards
- Chapter 12-69-Parrish-Legacy Guidelines
- Rezone Area Map
- Review Process Summary

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF TRANSMITTAL REPORT

DATE: **DECEMBER 12, 2014**

TO: **STEVE THACKER, CITY MANAGER**

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

APPLICANT: **CENTERVILLE CITY COUNCIL**
C/O PAUL CUTLER, MAYOR
250 NORTH MAIN STREET
CENTERVILLE, UTAH 84014

APPLICATIONS: **GENERAL PLAN AMENDMENT – WEST CENTERVILLE NEIGHBORHOOD AREA & RELATED ZONING CODE TEXT AND MAP AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES TO CREATE THE PARRISH/LEGACY MIXED USE CENTER DISTRICT REGULATIONS & URBAN DESIGN STANDARDS AND GUIDELINES FOR THE MIXED USE ZONE**

RECOMMENDATION: **COMMISSION RECOMMENDS APPROVAL**

BACKGROUND

The Centerville City Council has directed the Planning Staff and Commission to prepare the necessary General Plan and Zoning Text and Map Amendments to initiate the implementation of the West Centerville Neighborhood Plan Update. The process involved the use of an Oversight Committee and an extensive public outreach program, particularly focused on engaging the property owners and businesses of the study area. For this report, the Planning Staff will summarize for the Council, the "preferred scenario" as formulated by the Oversight Committee, Staff, Planning Commission and the proposed new Zoning District Text Amendments, and finally the area of the Zone Map Amendment.

PROECESS TIMELINE

An Oversight Committee was created by the Mayor and several property owners, business owners, and residents were invited to participate in the process. Furthermore, members of the Centerville City Council and Commission along with a member of the West Bountiful City Council also were invited to participate. This Oversight Committee met several times and several

events took place as part of the update process. Additionally, Wasatch Front Regional Council and UTA staff provided support, as outlined in the local resource planning grant that was provided to the City. The timeline for the proposed Plan Update to this point was as follows:

- **January 2014** – City makes application for a Local Resource Grant from Wasatch Front Regional Council & receives commitment from UTA to assist the City with the Plan Update with regards to evaluating mass transit option for the study area
- **February 18, 2014** – City Council enacts a "Temporary Zoning Ordinance Regulation" restricting any new development for the study area
- **March 10, 2014** – Mayor sends letter to all property & business owners location within the study area informing them of the plan update and the action of the Council
- **April 09, 2014** – Mayor selects Oversight Committee Members
- **April 21, 2014** – A Notice of Intent to Amend the City's General Plan is published
- **May 01, 2014** – 1st Oversight Committee Meeting takes place *(i.e. awareness campaign)*
- **May 27, 2014** – Oversight Committee publishes an "Awareness Brochure," which was posted on the City's Website
- **June 04, 2014** – The "Awareness Brochure" was sent to the business & property owners of the study area
- **June 10, 2014** - The "Awareness Brochure" was posted at three (3) City parks.
- **June 19, 2014** – City is awarded the Local Resource Planning Grant from Wasatch Front Regional Council
- **June 19, 2014** – 2nd Oversight Committee Meeting takes place *(i.e. educational campaign)*
- **July 10, 2014** – With assistance of WFRC staff, an online survey is posted seeking public input about the study area
- **July 23, 2014** – Oversight Committee publishes a "Survey Invitational Brochure," which is posted on the City's Website, sent to the business & property owners of the study area, and posted again at the three (3) City parks requesting participation in the posted survey
- **July 31, 2014** – 3rd Oversight Committee Meeting takes place *(i.e. a review of the survey results)*
- **August 13, 2014 –** As directed by the City Council, a preliminary Zoning Ordinance Text Amendment for the proposed study area is submitted to the Planning Commission – Commission tables action until the General Amendment is fully prepared for public discussion
- **August 18, 2014 –** The "Temporary Zoning Ordinance Regulation" enacted by the City Council for the study area expires
- **August 21, 2014** – 4th Oversight Committee takes place *(i.e. future scenario development planning for Open House)*
- **September 11, 2014** - Oversight Committee publishes an "Open House Invitational Brochure," which is posted on the City's Website, sent to the business & property owners of the study area, and posted again at the three (3) City parks
- **September 24, 2014** – Oversight Committee hosts an Open House Meeting and the public is informed of the survey results & evaluates of four (4) potential future development scenarios
- October 06, 2014 – Oversight Committee sends invitations to several strategic property owners to participate in a "Strategic Property Owners" informative meeting
- **October 16, 2014** – Oversight Committee hosts the Strategic Property Owners Meeting

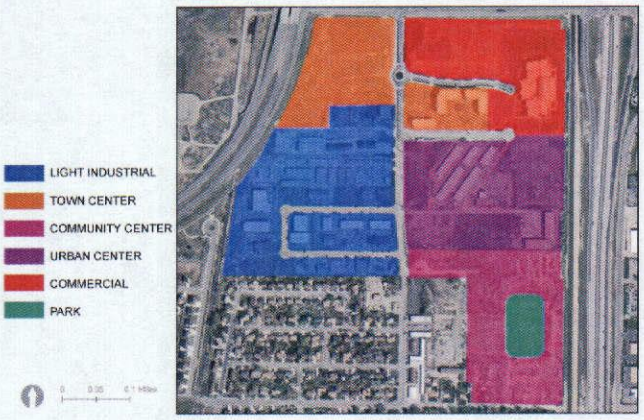
- **October 16, 2014** – Last Oversight Committee meeting takes place *(i.e. ascertains elements for preparation of a "preferred scenario" using the survey and open house results)*
- **November & December of 2014** – Planning Commission hosts meetings to receive presentations regarding the West Centerville Plan Update, holds public hearings to receive input, and forwards a recommendation to the City Council.

OVERVIEW OF THE PREFERRED SCENARIO *(Future Land Use Map)*

As directed by the City Oversight Committee, the Planning Staff has prepared the "preferred scenario" (*see attachments*) and has included several additional planning concepts in creating the General Plan Amendment. The preferred scenario and associated neighborhood plan amendment can be summarized as follows:

- ✓ The land use pattern consists of a "mixed-use" center, which will be a heightening of the existing mixed-use pattern that has been established with the development of Legacy Crossing (*i.e. Megaplex Theater area*) and the recently approved Legacy Apartments across the street
- ✓ The land uses are to be focused around localized commercial businesses that support a new multi-family residential neighborhood
- ✓ The core density is located south of 200 North, but stops prior to reaching the Trinity Steel site (*up to 45 units per net acre*)

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



- ✓ A secondary density sector begins south of the core and terminates at the south City limits (*between 30 to 35 units per net acre)*
- ✓ A public park is envisioned in this secondary density area, as a transition into West Bountiful and to facilitate any potential environmental clean-up needs of the Trinity Steel site
- ✓ A potential vehicle fly-over bridge (*over the rail line and interstate*) is being suggested at Porter Lane to establish alternative traffic routes to ease traffic congestion at the Parrish Lane interchange and provide improved emergency vehicle access to the area and to West Bountiful City
- ✓ Some type of future transit station could be integrated into the area, but it is not a crucial focus of the preferred scenario

ZONING ORDINANCE TEXT *(Creating a New District)*

As mentioned earlier, the Zoning Ordinance documents presented to the Commission last August have been extensively edited. The new zoning district no longer places emphasis on a TOD Center (*e.g. creating a Frontrunner Station*) but places its focus on creating a "Mixed-Use Center" or a neighborhood of local commercial uses integrated into a multi-family residential community. The new zoning regulations have two parts; 1) the basic district regulations, and; 2) the design standards for the new district.

The basic district regulations can be summarized as follows:

- ✓ The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone. Such uses are local retail, office, personal and professional services. These types of uses are also found along Main Street from City Hall to Pages Lane
- ✓ A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H). These types of uses can be found at the Florentine Towns (*directly south of Wal-Mart*) and within the Pineae Village Gardens (*old Pineae Nursery site on 400 West Street*)
- ✓ However, such multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses
- ✓ The ratio of commercial vs. residential uses is established using site plan approval process
- ✓ The supportive commercial use findings needed to approve the use of multi-family residential are;
    - *Provide opportunity for food service or local service type retail commercial service*
    - *Provide opportunity for personal care and/or instructional type services*
    - *Provide opportunity for medical care or health type services*
    - *Provide opportunity for adult or child care type services, or*
    - *Provide other types of commercial uses deemed appropriate for servicing the local residents*

The design standard regulations can be summarized as follows

- ✓ "***Design Principles***" establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center." These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the "Mixed-Use Center District."

- ✓ "***Design Standards***" are required in addition to other standards set forth in the Ordinance and are indicated by the verb "shall." In the event of conflict between the standards and other applicable provisions of the Ordinance, the interpretation and provisions of the specific section are to govern for all development within the "Mixed-Use Center District."

- ✓ "***Design Guidelines***" indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the "Mixed-Use Center District." Guidelines thus use the verb "should" signifying that the guidelines are desirable objectives to be achieved, but may not be mandatory or feasible for every given development situation.

ZONING ORDINANCE MAP *(Implementing a New District)*

The **PL-MU Zone** is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed-Use Center District of the West Centerville Neighborhood Plan. For the **PL-MU Zone**, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 North to the south City

PLANNING COMMISSION RECOMMENDATION

On December 10, 2014, the Planning Commission recommended, to the City Council, ***APPROVAL*** of the proposed general plan and zoning amendments, as attached with this report.

Suggested Reason for the Action (Finding):

The Planning Commission finds that based upon the studies and recommendations of staff and for the reason that there is a need to plan for the future in the West Centerville Neighborhood area and the plan proposed for mixed-use appears to be the most logical for that area.

Planning Commission Vote (4-3):

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

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.

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

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

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

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

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

bicycle connectivity, pedestrian friendliness, landscaping, public spaces, streetscapes, and architecture.

Cory Snyder, Community Development Director, reviewed the "preferred plan." He said the proposed ordinances use performance based standards and guidelines. The current zone for the area is Commercial-Medium and will remain as such with an option to include residential uses. He said Legacy Crossing/IMAX Theater and the recently approved development to the west of Legacy Crossing (Hale property) fall within the T3-T4 range. The proposed mixed-use will continue these concepts already located in this area of West Centerville. He explained the proposed density range for the "preferred plan." The Commission could choose to change the density, but he cautioned them saying a limited residential density could hinder commercial possibilities. He said as a planner it is detrimental to isolate existing uses. It is possible Legacy Crossing could deteriorate over time if similar development patterns are not allowed to continue. He said the mixed-use option will not happen immediately, it will take time for the market to change the area. Mr. Snyder said he believes the industrial uses will continue for many years. It is true that population is growing and the City has a responsibility to provide options. It is important to plan for the future now. He said he does not see this area ever attracting regional commercial, not with the lack of roof tops and the commercial hub just north in Farmington. He said he believes the market will eventually capitalize on the synergy that is already present.

Chair Hirschi made a **motion** for the Planning Commission to recommend to the City Council the proposals and ordinances, as prepared in the staff report, based upon the studies and recommendations of staff and for the reason that there is a need to plan for the future in the West Centerville Neighborhood area and the plan proposed for mixed-use appears to be the most logical for that area. The motion was seconded by Commissioner Merrill.

Chair Hirschi asked the Commission if they would like to call out a ratio for commercial vs. residential or leave the ordinance as written which allows the market to dictate as long as commercial comes first with the option for residential. He said the "preferred plan" will take time to develop, this is a long term plan. He said he has visited the area and can visualize the possibilities, both commercial and residential. There is great potential to live and work in West Centerville. He said, as planners, the Commission needs to develop some type of proposal for the future and mixed-use is the best fit for this area.

Commissioner Kjar said he is in favor of mixed-use but is unsure the proposed ordinances will bring true mixed-use. He is concerned the "preferred plan" will bring too many apartments and not enough commercial. He said he is also sensitive to current property and business owners. He said if the Planning Commission recommends approval to the City Council he would like the Council to look at the possibility of increasing commercial uses. He also

questioned the possibility of preserving the freeway frontage area for businesses that prefer visibility from the freeway system.

Commissioner Merrill said he has lived in Centerville for many years and has seen a great deal of change. He said the proposed mixed use will provide both residential and job opportunities. This is a use that is already present in West Centerville and the expansion of this use will be monitored by the City to ensure that responsible development and design will continue. He said perhaps this mixed-use concept will bring some larger commercial uses such as restaurants to the area and city. He said he is comfortable with the proposed ordinances.

Commissioner Ince said the original charge from the City Council was to consider options to encourage a transit stop. This plan does not provide for that and it is not likely a transit stop will happen. He asked if this is something that needs to be called out. He also mentioned it is possible to keep West Centerville as is until a future date when a transit stop may be more probable.

Mr. Snyder reminded the Commission that the "preferred plan" requires commercial-medium uses before any residential is allowed. He said the ordinance does not include a color palette as of yet. He questioned if the Commission wants to add this to the ordinance. He also asked the Commission to allow for any non-substantive language changes by staff as needed. Mr. Snyder said the "preferred plan" does discuss the transit stop issue and it is not necessary to call it out. If the City Council would like to take the ordinance to a level (i.e., density) that would encourage a transit stop, they will direct the Planning Commission and staff as needed. He also reminded the Commission that ordinances are ever changing. The "preferred plan" is a starting point that will help plan for the future.

Commissioner Johnson said he is comfortable with moving this issue on to the City Council. He said there is nothing in the ordinance that he feels needs to be adjusted at this time. He feels a ratio may go too far and agrees the market should play a role. He agrees with passing this along to the City Council and giving them an opportunity to adjust the ordinance. He said he believes the Commission has studied and appropriately responded to the directive given by the City Council to provide an option for West Centerville. He also said he is amenable to allowing the Council to decide the color palette.

Commissioner Randall said she is in favor of mixed-use but is also concerned there will be too much residential to the commercial. She does like that the intensity diminishes as it moves toward West Bountiful.

Commissioner Hirst agreed it is time to move forward and allow the City Council an opportunity to review the ordinance. She said, as planners, they have done their homework, have studied the issues and heard the public's concerns. The "preferred plan" provides a reasonable option for the future.

Chair Hirschi called for a vote on the motion. The motion **passed** with a roll-call vote (4-3). Commissioners Kjar, Randall, and Ince opposed.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. Next regularly scheduled Planning Commission Meeting on Wednesday, January 14, 2015.
2. Nominations for 2015 Chair and Vice-Chair at the next meeting.

The meeting was adjourned at 9:52 p.m.

David Hirschi, Chair

1-14-2015
Date Approved

Kathleen Streadbeck, Recording Secretary

CENTERVILLE CITY N.C. CORPORATE SEAL

ORDINANCE NO. 2015-02

AN ORDINANCE AMENDING SECTION 12-480-6 OF THE CENTERVILLE GENERAL PLAN REGARDING THE WEST CENTERVILLE NEIGHBORHOOD PLAN, ENACTING CHAPTER 12-49 OF THE CENTERVILLE ZONING ORDINANCE CREATING THE PARRISH-LEGACY MIXED USE CENTER DISTRICT ZONE, ENACTING CHAPTER 12-69 OF THE CENTERVILLE ZONING ORDINANCE ADOPTING THE PARRISH-LEGACY MIXED USE CENTER URBAN DESIGN STANDARDS AND GUIDELINES, AND AMENDING THE CENTERVILLE ZONING MAP REZONING CERTAIN PROPERTIES IN THE WEST CENTERVILLE NEIGHBORHOOD TO THE PARRISH-LEGACY MIXED USE CENTER DISTRICT ZONE (PL-MU)

WHEREAS, the City Council directed Staff to prepare necessary General Plan, Zoning Ordinance, and Zoning Map amendments to initiate the implementation of the West Centerville Neighborhood update; and

WHEREAS, as directed by the City Council, Staff has prepared proposed amendments to the General Plan regarding the West Centerville Neighborhood Plan and has drafted recommended Zoning Ordinance and Zoning Map amendments related to such General Plan amendments creating the Parrish-Legacy Mixed Use Center District Zone (PL-MU) and Parrish-Legacy Mixed Use Center Urban Design Standards and Guidelines; and

WHEREAS, the process for preparation and review of the proposed General Plan, Zoning Ordinance, and Zoning Map amendments involved the use of an Oversight Committee and an extensive public outreach program, particularly focused on engaging the property owners and businesses of the study area; and

WHEREAS, the proposed General Plan, Zoning Ordinance, and Zoning Map amendments reflect the "preferred scenario" as formulated by the Oversight Committee and Staff; and

WHEREAS, the Planning Commission, after a number of public hearings on the matter, has reviewed and recommended approval of the proposed General Plan, Zoning Ordinance, and Zoning Map amendments as more particularly provided herein; and

WHEREAS, City Council has determined that the proposed revisions to the General Plan, Zoning Ordinance, and Zoning Map regarding the West Centerville Neighborhood, as more particularly set forth herein, are in the best interest of the City and the public health, safety and welfare; and

WHEREAS, the proposed amendments to the Zoning Ordinance as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the General Plan, Zoning Ordinance and Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** Section 12-480-6 of the Centerville General Plan regarding the West Centerville Neighborhood Plan is hereby amended as more particularly set forth in **Exhibit A,** attached hereto and incorporated herein by this reference.

Section 2. **Amendment.** Chapter 12-49 of the Centerville Zoning Ordinance creating the Parrish-Legacy Mixed Use Center District Zone is hereby enacted to read in its entirety as more particularly set forth in **Exhibit B,** attached hereto and incorporated herein by this reference.

Section 3. **Amendment.** Chapter 12-69 of the Centerville Zoning Ordinance adopting the Parrish-Legacy Mixed Use Center Urban Design Standards and Guidelines is hereby enacted to read in its entirety as more particularly set forth in **Exhibit C,** attached hereto and incorporated herein by this reference.

Section 4. **Amendment.** The Centerville Zoning Map is hereby amended to rezone certain properties in the West Centerville Neighborhood located west of the I-15 and the railroad corridor and east of 1250 West from 200 North to the south City boundary to the Parrish-Legacy Mixed Use Center District Zone (PL-MU) as more particularly described and set forth in **Exhibit D,** attached hereto and incorporated herein by this reference.

Section 5. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 6. **Omission Not a Waiver.** The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS _____ DAY OF MARCH, 2015.

ATTEST: **CENTERVILLE CITY**

_____ By:_____

Marsha L. Morrow, City Recorder Mayor Paul A. Cutler

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Averett	_____	_____
Councilmember Fillmore	_____	_____
Councilmember Higginson	_____	_____
Councilmember Ivie	_____	_____
Councilmember Wright	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

_____ DATE: _____

MARSHA L. MORROW, City Recorder

RECORDED this ____ day of _____, 20___.

PUBLISHED OR POSTED this ____ of _____, 20___

Exhibit A

Amendments to Section 12-480-6 of the Centerville General Plan
West Centerville Neighborhood Plan

Exhibit B

Chapter 12-49 of the Centerville Zoning Ordinance
Parrish-Legacy Mixed Use District Zone

Exhibit C

Chapter 12-69 of the Centerville Zoning Ordinance
Parrish-Legacy Mixed Use Center Urban Design Standards and Guidelines

Exhibit D

Centerville Zoning Map Amendment
Rezoning Designated Properties to
Parrish-Legacy Mixed Use Center District Zone (PL-MU)

[Edits to the Plan's existing section]

FUTURE LAND USE

GOALS:

1. Enhance the Centerville City Business Park District *(Cont…)*

OBJECTIVES:

1.G. Allow metal buildings to remain or be constructed in the interior of the Business Park, although require additional use of materials to enhance the appearance of such structures.

1.H. Limit land uses of the Business Park to light manufacturing, office, and professional service type uses.

~~*1.I. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.*~~

[Add new section & re-number the remaining document Sections 7-16]

GOALS:

6. Create and Develop the Parrish-Legacy Mixed Use Center District

The Parrish-Legacy Mixed Use Center District generally consists of the adjoining lands located south of 200 North and east of 1250 West Street, and south to the City Limits.

The desire is to identify future land use options for implementing centers as described in the Wasatch Choices 2040 Plan and also for supporting or expanding a mixed commercial/residential node known as Legacy Crossing at Parrish Lane.

Additionally, the desire to a quality neighborhood with a supportive commercial base to provided needed local goods and services without necessarily having to travel to another area to obtain them.

Lastly, the desire to create and provide alternative modes of travel to potentially reduce living costs and promote an improved healthy lifestyle though walking, biking, and other forms of human activity.

FUTURE LAND USE

OBJECTIVES:

6.A. Avoid isolating the existing multi-family uses generally located in the area (*e.g. Legacy Crossing & Legacy Apartments*)

6.B. Provide improved future land use options for the existing underutilized industrial lands

6.C. Consider creating needed synergy for re-development opportunities (*e.g. expanding existing CDA or using site clean-up grants for the heavy industrial use area*)

6.D. Consider future opportunities to integrate alternative transit choices to the area (*e.g. enhanced bus, bus rapid transit, and trail links*)

6.E. Create appropriate land use transitions into the neighboring City of West Bountiful (*e.g. locate lower densities or park areas adjacent to City boundaries*)

6.F. Ensure that commercial uses are not severely limited or excluded from the mixed-use land development pattern

6.G. Consider allowing multi-family densities of up to 45 units per net acre, provided there is

[Add new sections & re-number the remaining document Sections 7-16]

GOALS:

6. Create and Develop the Parrish-Legacy Mixed Use Center District (*cont...*)

FUTURE LAND USE

OBJECTIVES:

(*cont...*) sufficient opportunity to be supported with needed goods and services

6.H. Provide for the development of park facilities or urban public spaces for the benefit of residents and users of the district. Consider such placement of such spaces as part of a transition to West Bountiful, redevelopment of the Trinity Steel site, or within and around transit nodes.

6.I. Create pathway and trail connections within the area and outside the area, with focus on access to transit nodes and to the regional trail system *(i.e. Legacy & D&RG Western Trails*). These connections would provide a major form of alternative travel mode, as well as encouraging a healthy and livable lifestyle.

6.J. Explore the possibility of a local road fly-over bridge at Porter Lane connecting (*across the rail corridors and interstate*) to the east side of the City. Not only would this allow improved intra-city circulation, it would alleviate traffic congestion at the Parrish interchange & provide a secondary emergency service access to the area.

Sections.

12-49-010. Purpose.
12-49-020. Scope.
12-49-030. Definitions.
12-49-040. Zone Location.
12-49-050. Other Approval Requirements.
12-49-060. Development Agreement.
12-49-070. Development Project Evaluation.
12-49-080. Zone Densities.
12-49-090. PL-MU Zones, Permitted and Conditional Uses.
12-49-100. PL-MU Zone Design Pattern Book.
12-49-110. Development Plan Approvals.
12-49-120. Regulations of General Applicability.
12-49-130. Development Implementation.
12-49-140. Development Standards.

12-49-010. Purpose.

The purpose of the Parrish-Legacy Mixed Use Center ("PL-MU") District Zone is to:

(a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;

(b) Facilitate the integration of diverse but compatible uses, including, but not limited to, commercial, higher density residential, mixed-node or use, and other multi-transportation modal and related community uses;

(c) Better preserve and enhance the property and neighborhood through integrated planning and design that would not be possible under other traditional zoning districts and regulations of the City; and

(d) Provide for the incorporation of a thematic building and landscaping designs, to enhance site development design through human-scaled design elements and amenities, encourage the development and use of multi-modal transportation options, and make physical connections to usable trail and public space amenities.

12-49-020. Scope.

The provisions of this Chapter shall apply to any real property located in the Parrish-Legacy Mixed Use (PL-MU) Zone, as shown on the Official Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

12-49-030. Definitions.

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

12-49-040. Zone Location.

The PL-MU Zone is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed Use Center District of the West Centerville Neighborhood Plan. For the PL-MU Zone, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 north to the south City limits.

12-49-050. Other Approval Requirements.

Except as otherwise provided in this Chapter, an application for development within the PL-MU Zone shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville City Code, and any rules, regulations, or standards adopted there under, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

(a) *Rezoning Approval Process.* Except as otherwise specifically provided herein, an application for rezoning of property to the PL-MU Zone shall comply with the requirements for zoning map amendments as provided in Section 12-21-080 of this Title.

(b) *Subdivision Approval Process.* Except as otherwise specifically provided herein, an application for development within the PL-MU Zone shall comply with the procedures and requirements for subdivision plat approval as provided in Title 15 of the Centerville City Code.

(c) *Site Plan Approval Process.* Except as otherwise specifically provided herein, an application for construction and improvements within the PL-MU Zone requiring site plan approval under Section 12-21-110 of this Title shall comply with the requirements therein.

12-49-060. Development Agreement.

Any application for rezoning or development of property to the PL-MU Zone may be conditioned upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

12-49-070. Development Project Evaluation.

(a) *Development Characteristics.* Development within the PL-MU Zone shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional site plan approval accomplished under this Title.

(1) Mixed Use or Mixed Sector Integrated Land Use Patterns;

(2) Human Scaled Building Architecture;

(3) Integrated Use of Landscaping, Plazas, Courts, Trails/Pathways, and other Common Amenity Areas;

(4) Encourages, Promotes or Provides Opportunities for Multi-modal Transportation Options.

(b) *Evaluation Criteria.* Each development proposal for development within the PL-MU Zone shall be evaluated based on its compatibility with:

(1) The Centerville City General Plan and West Centerville Neighborhood Plan;

(2) The purpose and development guidelines of the PL-MU Zone set forth in this Chapter;

(4) The purpose and standards of the Parrish – Legacy Mixed Use - Urban Design Guidelines set forth in this Title for the PL-MU Zone; and

(6) Any other City-approved study applicable to the subject areas.

(c) Burden of Persuasion. An applicant shall have the burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of this Chapter.

12-49-080. Zone Density.

(a) *PL-MU Zone Density*. Development within a PL-MU zone shall substantially comply with Table 12-49-12 and with Section 12-69 – Parrish/Legacy ~~TOD~~Mixed Use Center District- Urban Design Standards & Guidelines.

(1) The PL-MU zone is principally zoned for neighborhood commercial uses, similar to the uses as listed in the Commercial-Medium (C-M) Zoning District. Nonetheless, the PL-MU mixed use concept is to allow for the development of residential uses at a density sufficient to create, to the degree possible, a new semi-self-sustaining neighborhood within the West Centerville Plan area.

(2) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy Mixed Use Center District:

i. Provide opportunity for food service or local service type retail commercial service
ii. Provide opportunity for personal care and/or instructional type services.
iii. Provide opportunity for medical care or health type services.
iv. Provide opportunity for adult or child care type services, or
v. Provide other types of commercial uses deemed appropriate for servicing the local residents.

(3) Residential uses, up to 45 units per net acre, shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.

(4) A variety of residential dwelling types or styles shall be integrated into the design and layout of a development within the PL-MU Zone.

(b) *No Density Guarantee*. The density limitations and provisions set forth in this section are not intended to guarantee density for any project area or development within the PL-MU Zone. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property or project.

12-49-090. PL-MU Zone, Permitted and Conditional Uses.

(a) *PL-MU Zone* – The following uses, as defined in this Title, shall be the permitted and conditional uses in the PL-MU Zone, unless otherwise expressly allowed or prohibited as listed herein:

(1) *Permitted Uses*:

- Permitted Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Building, Accessory
- Dwelling, Multiple-family
- Cultural Service
- Restaurant, General
- Restaurant, Eatery

(2) *Conditional Uses*:

- Conditional Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Public Park
- Transit Facility, Public
- Assisted Living Facility
- Senior Center
- Utility Substation, Public

(3) *Not Permitted Uses*:

- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zones
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential – High Zones.
- Dwelling, Single-family
- Manufactured Home
- Protective Housing Facility
- Rehabilitation/Treatment Facility
- Transitional Housing Facility

12-49-100. PL-MU Zone Development Design Pattern Book.

(a) *Development Design Pattern Book Required*. In addition to applicable requirements of this Title and other provisions of the Centerville City Code, all applications for the development of property to the PL-MU Zone shall include a development design pattern book.

(b) *Development Design Pattern Book Acceptance*. The development design pattern book shall be reviewed and approved by the City in conjunction with an application for conceptual site plan and/or conceptual subdivision acceptance within the PL-MU Zone.

(c) *Development Design Pattern Book Submittal Requirements*. In addition to the conceptual site plan or conceptual subdivision submittal requirements of this Title, the development design pattern book shall provide and address the following:

(1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six (6) Urban Design principles found in Section 12-49-020 of this Title are to be integrated into the design of the development.

(2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.

(3) Written descriptions and graphic illustrations that clearly describe proposed public spaces, landscaping ideas, pedestrian pathways, and related ornamental features and/or amenities; and

(4) Written descriptions and graphic illustrations outlining the integration of uses and layouts within and outside the development. If surrounding properties are underdeveloped or have not been developed in accordance with the desires of the Parrish-Legacy Mixed Use Center District, then the written descriptions or illustration shall depict how future integration could be materialized with future development;

12-49-110. Development Plan Approvals.

(a) *Effect of Development Plan Approvals.* Upon acceptance of a conceptual plan and/or the associated development design pattern book by the City, further development applications such as subdivision plat and site plan approval for development within the PL-MU Zone shall comply substantially with conceptual site plan and/or development design pattern book.

12-49-120. Regulations of General Applicability.

The use and development of real property in the PL-MU Zone shall also conform to regulations of general applicability as set forth in the following chapters of this Title, unless otherwise provided in this Title.

(a) *Existing Conditions Inventory.* See Chapter 12-50 of this Title.

(b) *Landscaping and Screening.* See Chapter 12-51 of this Title.

(c) *Off-Street Parking and Loading.* See Chapter 12-52 of this Title.

(d) *Parrish-Legacy Mixed Use Center Urban Design Standards & Guidelines.* See Chapter 12-49-020 of this Title.

(e) *Signs.* See Chapter 12-54 of this Title.

(f) *Supplementary Development Standards.* See Chapter 12-55 of this Title.

(g) *Temporary Uses.* See Chapter 12-56 of this Title.

12-49-130. Development Implementation.

(a) *Intent.* The PL-MU Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.

(b) *Conceptual Site Plan and/or Preliminary Subdivision Plat.* Except as otherwise initially adopted and implemented by the City, a rezoning of any property to the PL-MU zone shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one (1) year from the effective date of rezoning.

(b) *Final Site Plan or Final Subdivision Plat.* Rezoning or development of any property in the PL-MU Zone is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one (1) year from the effective date of approval of the preliminary subdivision plat(s) and/or conceptual site plan approval, as applicable.

(c) *Substantial Construction.* Substantial construction shall be commenced within one (1) year from the date of final site plan approval or final plat recording.

12-49-140. Development Standards.

Development within the PL-MU Zone shall comply with the bulk and area regulations, as set forth in Table 12-69-1, Development Standards in the PL-MU Zone and all other applicable requirements of this Title and the Centerville City Code.

Table 12-49-1
Development Standards in the PL-MU Zone

Development Standard	Parrish-Legacy Mixed Use Center District Zone (PL-MU)
Density	
Main Building, Floor Area	Maximum 10,000 sq. ft. per tenant space or single user building
Residential Dwelling Units, max density is calculated using which per acre measurement is less	Gross Density – 20 dwelling units per acre calculating the area of an entire mixed use development
	Net Density – 45 dwelling units per acre when calculating net lot area used exclusively for residential uses
Lot and Parcel Standards	
Minimum Area	No Requirement
Minimum Frontage	50 Feet
Minimum Width	50 Feet
Building Standards	
Distance Between Buildings	No Zoning Requirement (*only per building construction or other applicable codes*)
Maximum Height, Main Building	45 Feet
Maximum Height, Accessory Building	20 Feet
Setback Standards – Front Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Setback Standards – Rear Yard	
Main Building	15 Feet
Accessory Building	5 Feet
Setback Standards – Interior Side Yard	
Main Building	(zero) 0 Feet, Minimum Depth 10 Feet, Maximum Depth
Accessory Building	Not Permitted
Setback Standards – Street Side Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Site Standards	
Buildable Area, Minimum	No Requirement
Hard Surfacing – Maximum Total of Lot or Parcel	90%
Outside Storage	See Section 12-69-050.a.1 and 12-69-060.a.4 of This Title
Buffer Landscaping	15 Feet Adjacent Along the Boundary Line of a Different Zoning District

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy Mixed Use Center Urban Design Standards & Guidelines

Sections:

12-69-010.	**Purpose**
12-69-020.	**Scope**
12-69-030.	**Definitions**
12-69-040.	**Design Principles**
12-69-050	**Design Standards**
12-69-060	**Design Guidelines**
12-69-070	**Color Palette**

12-69-010. Purpose.

The purpose of these design, principles, standards and guidelines is to enhance the economic viability and aesthetic value of the Parrish-Legacy Mixed Use (*PL-MU*) Center District as an important mixed use and multi-mode transit center for Centerville City. Equally important for this district is for it to function as an iconic place where the urbanized environment interfaces with a potential future transit system and public park that are to be located in the immediate center.

12-69-020. Scope.

Any lot or parcel located within PL-MU Zone, or area as shown in the General Plan for the West Centerville Neighborhood and/or as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to the existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

(a) *Design Standards and Guidelines* - This Chapter establishes three (3) kinds of design criteria: principles, standards and guidelines.

(1) "***Design Principles***" establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a Mixed Use Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Mixed Use Center District.

(2) "***Design Standards***" are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the Mixed Use Center District.

(3) "***Design Guidelines***" indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the Mixed Use Center District. Guidelines thus use the verb "should" signifying that the guidelines are desirable objectives to be achieved but may not be mandatory or feasible for every given development situation.

12-69-030. Definitions.

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

12-69-040. Design Principles.

(a) *Principle #1, Mixed Use Center Branding – An emphasis on the built environment with visual characteristics that create and support strong multi-modal, transit-supported, and functional in use, identity and appearance.*

(b) *Principle #2, Development and Multi-use Connectivity* – Creating cohesive visual and physical connections between business, residential, and public transportation uses.

(c) *Principle #3, Site Development Patterns* Create physical development patterns that contextually contribute to the creation of a Mixed Use neighborhood through building, landscaping and parking area placement, the establishment of public spaces, and with streetscape enhancements.

(d) *Principle #4, Pedestrian and Non-motorized Network Connections* – Creating interconnected trail and pathway systems, both internally and externally, for use by pedestrians, residents within the Mixed Use center, and other non-motorized modes of travel.

(e) *Principle #5, Human-Scale Elements Described* – the built setting is to reflect the human experience in the Mixed Use Center by accomplishing the following;

1. Structures proportioned to people instead of vehicles
2. Comfortably scaled public and private spaces
3. Pedestrian-friendly elements or comforts
4. Use of interesting details and textures with building materials
5. Offering or the appearance of slow-paced environments, with places to pause and engage with others.
6. Visually or physically appealing to the senses of people

12-69-050. Design Standards.

(a) PL-MU Zone, *Commercial, or Mixed Use Building Architecture* – Buildings and structures are to enhance the Mixed Use Center District by complementing into the overall center's appearance, similar in visual allure to what is contextually done similar transit supported area, such as the "implementing area" demonstration sites of the Wasatch Choices 2040 Plan.

(1) The architectural building design shall consider the visual relationship to the public streets, pedestrian

pathways, plazas, public spaces, and where deemed applicable the future transit station stop, or public park, to create an attractive appearance when viewed from these areas. Parking, Loading docks, mechanical equipment, and outdoor storage area shall be buffered or where possible screened from view, while present in these area.

(2) The materials selection and construction method of structures or buildings shall take into consideration the branding image of the Mixed Use Center District. The materials and construction methods shall provide visual interest and appeal that supports the expected details and design of a well-crafted urban/transit station center experience.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. A diverse design scheme is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is also desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. A 360-degree design shall be used; although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

(4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

(5) When facades face a transit station, public spaces, a local street, or any pedestrian pathway, or, where deemed applicable for other prominent public spaces by the approving entity, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

(6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the base layer and bold gestures used in the architectural design of all buildings. Decorative use of stucco, tile, cement fiber board, and other similar appearing materials shall be the main background materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics shall be minimized. Use of these other types of materials shall not exceed 15% of the building or structure's exterior.

(7) Colors and finishes shall complement the Parrish-Legacy Mixed Use Center District. The provided color palette of *12-69-070* shall be used as the resource for both primary and accent ~~shore land environment~~ hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) *Public Spaces and Site Landscaping* – Public Spaces and Site Landscaping are to be used to enhance the Mixed Use Center environment and act as accouterments to create transitions between the buildings and the streetscape.

(1) Each development shall provide walkways, plazas, and other pedestrian oriented hardscape area and shall be integrated into the site landscaping plan, provided that such impervious area do not exceed forty-five (45) percent of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in area designated as landscaping.

(2) The public space and site landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All plans shall consider the mixed use context of the desired built environment and its unique contribution to the character of the community.

(3) The public space and site landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space area. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.

(4) Developed areas devoted to public space and landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the West Side Neighborhood.

(5) Trees and evergreens shall be used to frame public spaces and ensure that the mixed use character of the center is sustained. However, trees and evergreens are also to be used for area needing shading, screening, and privacy.

(6) The public space and site landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All new utility lines shall be placed underground to minimize their impact on the mixed use environment. Easements above the underground utilities may be incorporated into the overall plan as pedestrian pathways. Strategic placement of public space amenities and

landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

(7) Public space and landscaped area shall be prepared with grades and slopes suitable with their natural surroundings to encourage appropriate pedestrian circulation, use, and enable healthy plant growth and proper drainage.

(8) Rock mulching, waterways or stream resembling features, or other visual faux elements, along with decorative walls, landscape boulders, and other objects shall be used in a natural appearing manner to complement the appearance of the mixed use environment.

(e) *Off-street Parking* – Parking is a necessity for the varied uses and amenities in the Mixed Use Center District, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the mixed use environment.

(1) Parking area shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking center segments shall not exceed two (2) rows of double-loaded parking, without providing a landscaped median to pedestrian pathway to separate the next set of parking rows.

(2) Parking area shall be visually buffered and screened from streets and public spaces so automobiles are not visible below the average headlight height area. Screening methods shall include undulating landscaped berms, low decorative walls, and plantings.

(3) Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Area where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the center as a pedestrian/vehicle interface.

(4) The use of hardscape materials in parking area shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading area, and other such amenities to soften and improve the visual appeal of impervious surfaces.

(5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified Mixed Use Center image. The ornamental entryway features for the Mixed Use Center District shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the approving entity. The width of major access drives and curb cuts shall be minimized or design to the least width needed to function.

(6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.

(7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.

(8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the Mixed Use Center District. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.

(f) *Fences and Walls* – The use of fences and walls are to be minimized in the public space and site landscaping area of the Mixed Use Center District.

(4) Raised planting beds, berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.

(5) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized.

(6) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings that related to the desired mixed use environment. Vinyl, chain link, and barbed wire types of fencing are not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.

(7) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.

(8) The use of sound walls is strictly prohibited and shall not be used to separate development from a transit station, public park, or surrounding commercial support areas.

(g) *Outdoor Lighting* – The residential use areas are an important part of the character and intrinsic quality of the Mixed Use Center District. Developments shall provide a lighting plan and such fixtures and lamps systems shall consider a proper balance between security and safety needs and the negative impacts of high intensity lighting for residential uses.

(1) Lighting shall primarily be focused on the human scale environment of public spaces and

landscaping. Additionally, lighting is to be used for accentuating buildings and the mixed use environment. Lighting that is needed for safety and visibility shall be minimized. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. The use of excessive or over lighting is prohibited.

(2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up unnecessarily up into the night sky and to minimize glare and light trespass beyond center where lighting is needed or onto adjacent properties.

(3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.

(4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.

(h) *Signing* – Signing is to enhance the built qualities of the Mixed Use Center District and shall compliment the signing style of a human-scale urbanized center.

(1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.

(2) Wall sign placement shall not exceed [15] feet in height from final grade of the building and shall comply with Section 12-54-110.b.2, Projecting Signs, Only Low-Profile monument style signs shall be allowed and shall also comply with Section 12-54-110.b.3 & 4, Low-Profile and Multi-Tenant Buildings.

(3) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs may not exceed 10% of the allowable sign center.

(4) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Mixed Use Center District, as allowed by the discretion of the City.

12-69-060. Design Guidelines.

(a) *Viewshed Protection* – Buildings and similar structures should be designed and placed where their visual impact is minimized to the greatest extent possible, as viewed from a public transit facility, public space, or public streets.

(1) All main buildings and associated site landscaping and public space area within [250] feet of a future planned or developed public transit station or public park are to visually be oriented to the transit station or public park.

(2) View corridors should be created to allow visual connections towards a planned or future transit station or public park. Buildings should not be massed in a manner that creates a complete visual fortress, specifically as viewed from a planned or developed public transit station or public park.

(3) All service area and back lot uses, such as loading docks, dumpsters, storage area, etc. should be located behind the main buildings or properly screened or visually buffered from view from a planned or developed transit station, public park, a local street, or any pedestrian pathway..

(4) Land uses needing area for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial area and may be connected together by access lanes, open space, and other buildings.

(b) *Public Right-of-Way, Roadway and Parking Lot Surfacing Design* – Properly designed roadway and parking lot placement can create opportunities for shared access ways to reduce the number of access drives along a street or pedestrian path. Basic strategies include sharing driveways, allowing cross access rights for adjacent developments, and minimizing vehicular interruptions along the pedestrian pathways along the street system.

(1) Shared driveway use should be incorporated into the site and building layout, including consideration of development on adjacent sites. Driveways should be limited to 25 feet (residential) and 30 feet (commercial/mixed use) in width.

(2) The primary roadway and parking lot design style should be for restricted speeds to allow for on-street parking area, pedestrian bulb-outs at intersections, and where deemed appropriate at the mid-block crossings.

(3) The minimum right-of-way for roads of the Mixed Use Center District should be primarily range from 40-45 feet and the maximum should be 50 feet.

(4) The following maximum road widths and sidewalk surfacing should be as follows

(A) Local Residential Roads = 22 feet with No Parking, 29 feet with Parking.

(B) Other Local and Collector Roads = 31 feet

(C) Arterial Roads = 35 feet

(D) Eight (8) feet sidewalks within 250 Feet of a planned for developed public transit facility

(E) Five (5) feet for the general pedestrian pathway and sidewalk systems.

(F) Eight to Ten (8-10) feet for Multiple-Use Trails and Pathways, as deemed necessary by the City.

(5) Public street design and development within the Mixed Use Center should reflect the proper design theme motif and be unified across the entire District. The streetscape design should include the use of, but not limited to, the following types of elements:

(A) Interpretive signs and kiosks
(B) Street trees with decorative planting beds or decorative grating
(C) Decorative light fixtures and street signs
(D) Benches or places to rest
(E) Bike lanes and bike racks
(F) Decorative waste cans and drinking fountains
(G) Trailhead and spur connections facilities to the center's trail systems.

12-69-070 Color Palette

- YET TO BE DETERMINED –

New Zoning District
105
67
15
W Parrish Ln
Interstate 15 Frontage Rd
W 75 N
N 1400 W
W 50 S
W 2300 N
W 2250 N
N 640 W
W Porters Ln
W 400 S
© 2014 Google
Google earth
680 ft
1993
Imagery Date: 6/4/2013 40°55'01.48" N 111°53'36.64" W elev 4234 ft eye alt 7478 ft

[Edits to the Plan's existing section]

GOALS:

1. Enhance the Centerville City Business Park District *(Cont…)*

OBJECTIVES:

1.G. Allow metal buildings to remain or be constructed in the interior of the Business Park, although require additional use of materials to enhance the appearance of such structures.

1.H. Limit land uses of the Business Park to light manufacturing, office, and professional service type uses.

~~*1.I. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.*~~

[Add new section & re-number the remaining document Sections 7-16]

GOALS:

6. Create and Develop the Parrish-Legacy Mixed Use Center District

The Parrish-Legacy Mixed Use Center District generally consists of the adjoining lands located south of 200 North and east of 1250 West Street, and south to the City Limits.

The desire is to identify future land use options for implementing centers as described in the Wasatch Choices 2040 Plan and also for supporting or expanding a mixed commercial/residential node known as Legacy Crossing at Parrish Lane.

Additionally, the desire to a quality neighborhood with a supportive commercial base to provided needed local goods and services without necessarily having to travel to another area to obtain them.

Lastly, the desire to create and provide alternative modes of travel to potentially reduce living costs and promote an improved healthy lifestyle though walking, biking, and other forms of human activity.

OBJECTIVES:

6.A. Avoid isolating the existing multi-family uses generally located in the area (*e.g. Legacy Crossing & Legacy Apartments*)

6.B. Provide improved future land use options for the existing underutilized industrial lands

6.C. Consider creating needed synergy for re-development opportunities (*e.g. expanding existing CDA or using site clean-up grants for the heavy industrial use area*)

6.D. Consider future opportunities to integrate alternative transit choices to the area (*e.g. enhanced bus, bus rapid transit, and trail links*)

6.E. Create appropriate land use transitions into the neighboring City of West Bountiful (*e.g. locate lower densities or park areas adjacent to City boundaries*)

6.F. Ensure that commercial uses are not severely limited or excluded from the mixed-use land development pattern

6.G. Consider allowing multi-family densities of up to 45 units per net acre, provided there is

[Add new sections & re-number the remaining document Sections 7-16]

GOALS:

6. Create and Develop the Parrish-Legacy Mixed Use Center District (*cont...*)

OBJECTIVES:

(*cont...*) sufficient opportunity to be supported with needed goods and services

6.H. Provide for the development of park facilities or urban public spaces for the benefit of residents and users of the district. Consider such placement of such spaces as part of a transition to West Bountiful, redevelopment of the Trinity Steel site, or within and around transit nodes.

6.I. Create pathway and trail connections within the area and outside the area, with focus on access to transit nodes and to the regional trail system *(i.e. Legacy & D&RG Western Trails)*. These connections would provide a major form of alternative travel mode, as well as encouraging a healthy and livable lifestyle.

6.J. Explore the possibility of a local road fly-over bridge at Porter Lane connecting (*across the rail corridors and interstate*) to the east side of the City. Not only would this allow improved intra-city circulation, it would alleviate traffic congestion at the Parrish interchange & provide a secondary emergency service access to the area.

Sections.

12-49-010. Purpose.
12-49-020. Scope.
12-49-030. Definitions.
12-49-040. Zone Location.
12-49-050. Other Approval Requirements.
12-49-060. Development Agreement.
12-49-070. Development Project Evaluation.
12-49-080. Zone Densities.
12-49-090. PL-MU Zones, Permitted and Conditional Uses.
12-49-100. PL-MU Zone Design Pattern Book.
12-49-110. Development Plan Approvals.
12-49-120. Regulations of General Applicability.
12-49-130. Development Implementation.
12-49-140. Development Standards.

12-49-010. Purpose.

The purpose of the Parrish-Legacy Mixed Use Center ("PL-MU") District Zone is to:

(a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;

(b) Facilitate the integration of diverse but compatible uses, including, but not limited to, commercial, higher density residential, mixed-node or use, and other multi-transportation modal and related community uses;

(c) Better preserve and enhance the property and neighborhood through integrated planning and design that would not be possible under other traditional zoning districts and regulations of the City; and

(d) Provide for the incorporation of a thematic building and landscaping designs, to enhance site development design through human-scaled design elements and amenities, encourage the development and use of multi-modal transportation options, and make physical connections to usable trail and public space amenities.

12-49-020. Scope.

The provisions of this Chapter shall apply to any real property located in the Parrish-Legacy Mixed Use (PL-MU) Zone, as shown on the Official Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

12-49-030. Definitions.

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

12-49-040. Zone Location.

The PL-MU Zone is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed Use Center District of the West Centerville Neighborhood Plan. For the PL-MU Zone, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 north to the south City limits.

12-49-050. Other Approval Requirements.

Except as otherwise provided in this Chapter, an application for development within the PL-MU Zone shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville City Code, and any rules, regulations, or standards adopted there under, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

(a) *Rezoning Approval Process.* Except as otherwise specifically provided herein, an application for rezoning of property to the PL-MU Zone shall comply with the requirements for zoning map amendments as provided in Section 12-21-080 of this Title.

(b) *Subdivision Approval Process.* Except as otherwise specifically provided herein, an application for development within the PL-MU Zone shall comply with the procedures and requirements for subdivision plat approval as provided in Title 15 of the Centerville City Code.

(c) *Site Plan Approval Process.* Except as otherwise specifically provided herein, an application for construction and improvements within the PL-MU Zone requiring site plan approval under Section 12-21-110 of this Title shall comply with the requirements therein.

12-49-060. Development Agreement.

Any application for rezoning or development of property to the PL-MU Zone may be conditioned upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

12-49-070. Development Project Evaluation.

(a) *Development Characteristics.* Development within the PL-MU Zone shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional site plan approval accomplished under this Title.

(1) Mixed Use or Mixed Sector Integrated Land Use Patterns;

(2) Human Scaled Building Architecture;

(3) Integrated Use of Landscaping, Plazas, Courts, Trails/Pathways, and other Common Amenity Areas;

(4) Encourages, Promotes or Provides Opportunities for Multi-modal Transportation Options.

(b) *Evaluation Criteria.* Each development proposal for development within the PL-MU Zone shall be evaluated based on its compatibility with:

(1) The Centerville City General Plan and West Centerville Neighborhood Plan;

(2) The purpose and development guidelines of the PL-MU Zone set forth in this Chapter;

(4) The purpose and standards of the Parrish – Legacy Mixed Use - Urban Design Guidelines set forth in this Title for the PL-MU Zone; and

(6) Any other City-approved study applicable to the subject areas.

(c) Burden of Persuasion. An applicant shall have the burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of this Chapter.

12-49-080. Zone Density.

(a) *PL-MU Zone Density*. Development within a PL-MU zone shall substantially comply with Table 12-49-12 and with Section 12-69 – Parrish/Legacy ~~TOD~~Mixed Use Center District- Urban Design Standards & Guidelines.

(1) The PL-MU zone is principally zoned for neighborhood commercial uses, similar to the uses as listed in the Commercial-Medium (C-M) Zoning District. Nonetheless, the PL-MU mixed use concept is to allow for the development of residential uses at a density sufficient to create, to the degree possible, a new semi-self-sustaining neighborhood within the West Centerville Plan area.

(2) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy Mixed Use Center District:
   i. Provide opportunity for food service or local service type retail commercial service
   ii. Provide opportunity for personal care and/or instructional type services.
   iii. Provide opportunity for medical care or health type services.
   iv. Provide opportunity for adult or child care type services, or
   v. Provide other types of commercial uses deemed appropriate for servicing the local residents.

(3) Residential uses, up to 45 units per net acre, shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.

(4) A variety of residential dwelling types or styles shall be integrated into the design and layout of a development within the PL-MU Zone.

(b) *No Density Guarantee*. The density limitations and provisions set forth in this section are not intended to guarantee density for any project area or development within the PL-MU Zone. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property or project.

12-49-090. PL-MU Zone, Permitted and Conditional Uses.

(a) *PL-MU Zone* – The following uses, as defined in this Title, shall be the permitted and conditional uses in the PL-MU Zone, unless otherwise expressly allowed or prohibited as listed herein:

(1) *Permitted Uses*:
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Building, Accessory
- Dwelling, Multiple-family
- Cultural Service
- Restaurant, General
- Restaurant, Eatery

(2) *Conditional Uses*:
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Public Park
- Transit Facility, Public
- Assisted Living Facility
- Senior Center
- Utility Substation, Public

(3) *Not Permitted Uses*:
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zones
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential – High Zones.
- Dwelling, Single-family
- Manufactured Home
- Protective Housing Facility
- Rehabilitation/Treatment Facility
- Transitional Housing Facility

12-49-100. PL-MU Zone Development Design Pattern Book.

(a) *Development Design Pattern Book Required*. In addition to applicable requirements of this Title and other provisions of the Centerville City Code, all applications for the development of property to the PL-MU Zone shall include a development design pattern book.

(b) *Development Design Pattern Book Acceptance*. The development design pattern book shall be reviewed and approved by the City in conjunction with an application for conceptual site plan and/or conceptual subdivision acceptance within the PL-MU Zone.

(c) *Development Design Pattern Book Submittal Requirements*. In addition to the conceptual site plan or conceptual subdivision submittal requirements of this Title, the development design pattern book shall provide and address the following:

(1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six (6) Urban Design principles found in Section 12-49-020 of this Title are to be integrated into the design of the development.

(2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.

(3) Written descriptions and graphic illustrations that clearly describe proposed public spaces, landscaping ideas, pedestrian pathways, and related ornamental features and/or amenities; and

(4) Written descriptions and graphic illustrations outlining the integration of uses and layouts within and outside the development. If surrounding properties are underdeveloped or have not been developed in accordance with the desires of the Parrish-Legacy Mixed Use Center District, then the written descriptions or illustration shall depict how future integration could be materialized with future development;

12-49-110. Development Plan Approvals.

(a) *Effect of Development Plan Approvals.* Upon acceptance of a conceptual plan and/or the associated development design pattern book by the City, further development applications such as subdivision plat and site plan approval for development within the PL-MU Zone shall comply substantially with conceptual site plan and/or development design pattern book.

12-49-120. Regulations of General Applicability.

The use and development of real property in the PL-MU Zone shall also conform to regulations of general applicability as set forth in the following chapters of this Title, unless otherwise provided in this Title.

(a) *Existing Conditions Inventory.* See Chapter 12-50 of this Title.

(b) *Landscaping and Screening.* See Chapter 12-51 of this Title.

(c) *Off-Street Parking and Loading.* See Chapter 12-52 of this Title.

(d) *Parrish-Legacy Mixed Use Center Urban Design Standards & Guidelines.* See Chapter 12-49-020 of this Title.

(e) *Signs.* See Chapter 12-54 of this Title.

(f) *Supplementary Development Standards.* See Chapter 12-55 of this Title.

(g) *Temporary Uses.* See Chapter 12-56 of this Title.

12-49-130. Development Implementation.

(a) *Intent.* The PL-MU Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.

(b) *Conceptual Site Plan and/or Preliminary Subdivision Plat.* Except as otherwise initially adopted and implemented by the City, a rezoning of any property to the PL-MU zone shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one (1) year from the effective date of rezoning.

(b) *Final Site Plan or Final Subdivision Plat.* Rezoning or development of any property in the PL-MU Zone is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one (1) year from the effective date of approval of the preliminary subdivision plat(s) and/or conceptual site plan approval, as applicable.

(c) *Substantial Construction.* Substantial construction shall be commenced within one (1) year from the date of final site plan approval or final plat recording.

12-49-140. Development Standards.

Development within the PL-MU Zone shall comply with the bulk and area regulations, as set forth in Table 12-69-1, Development Standards in the PL-MU Zone and all other applicable requirements of this Title and the Centerville City Code.

Table 12-49-1
Development Standards in the PL-MU Zone

Development Standard	Parrish-Legacy Mixed Use Center District Zone (PL-MU)
Density	
Main Building, Floor Area	Maximum 10,000 sq. ft. per tenant space or single user building
Residential Dwelling Units, max density is calculated using which per acre measurement is less	Gross Density – 20 dwelling units per acre calculating the area of an entire mixed use development
	Net Density – 45 dwelling units per acre when calculating net lot area used exclusively for residential uses
Lot and Parcel Standards	
Minimum Area	No Requirement
Minimum Frontage	50 Feet
Minimum Width	50 Feet
Building Standards	
Distance Between Buildings	No Zoning Requirement (*only per building construction or other applicable codes*)
Maximum Height, Main Building	45 Feet
Maximum Height, Accessory Building	20 Feet
Setback Standards – Front Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Setback Standards – Rear Yard	
Main Building	15 Feet
Accessory Building	5 Feet
Setback Standards – Interior Side Yard	
Main Building	(zero) 0 Feet, Minimum Depth 10 Feet, Maximum Depth
Accessory Building	Not Permitted
Setback Standards – Street Side Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Site Standards	
Buildable Area, Minimum	No Requirement
Hard Surfacing – Maximum Total of Lot or Parcel	90%
Outside Storage	See Section 12-69-050.a.1 and 12-69-060.a.4 of This Title
Buffer Landscaping	15 Feet Adjacent Along the Boundary Line of a Different Zoning District

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy Mixed Use Center Urban Design Standards & Guidelines

Sections:

12-69-010.	**Purpose**
12-69-020.	**Scope**
12-69-030.	**Definitions**
12-69-040.	**Design Principles**
12-69-050	**Design Standards**
12-69-060	**Design Guidelines**
12-69-070	Color Palette

12-69-010. Purpose.

The purpose of these design, principles, standards and guidelines is to enhance the economic viability and aesthetic value of the Parrish-Legacy Mixed Use (*PL-MU*) Center District as an important mixed use and multi-mode transit center for Centerville City. Equally important for this district is for it to function as an iconic place where the urbanized environment interfaces with a potential future transit system and public park that are to be located in the immediate center.

12-69-020. Scope.

Any lot or parcel located within PL-MU Zone, or area as shown in the General Plan for the West Centerville Neighborhood and/or as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to the existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

(a) *Design Standards and Guidelines* - This Chapter establishes three (3) kinds of design criteria: principles, standards and guidelines.

(1) "***Design Principles***" establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a Mixed Use Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Mixed Use Center District.

(2) "***Design Standards***" are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the Mixed Use Center District.

(3) "***Design Guidelines***" indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the Mixed Use Center District. Guidelines thus use the verb "should" signifying that the guidelines are desirable objectives to be achieved but may not be mandatory or feasible for every given development situation.

12-69-030. Definitions.

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

12-69-040. Design Principles.

(a) *Principle #1, Mixed Use Center Branding – An emphasis on the built environment with visual characteristics that create and support strong multi-modal, transit-supported, and functional in use, identity and appearance.*

(b) *Principle #2, Development and Multi-use Connectivity* – Creating cohesive visual and physical connections between business, residential, and public transportation uses.

(c) *Principle #3, Site Development Patterns* Create physical development patterns that contextually contribute to the creation of a Mixed Use neighborhood through building, landscaping and parking area placement, the establishment of public spaces, and with streetscape enhancements.

(d) *Principle #4, Pedestrian and Non-motorized Network Connections* – Creating interconnected trail and pathway systems, both internally and externally, for use by pedestrians, residents within the Mixed Use center, and other non-motorized modes of travel.

(e) *Principle #5, Human-Scale Elements Described* – the built setting is to reflect the human experience in the Mixed Use Center by accomplishing the following;

1. Structures proportioned to people instead of vehicles
2. Comfortably scaled public and private spaces
3. Pedestrian-friendly elements or comforts
4. Use of interesting details and textures with building materials
5. Offering or the appearance of slow-paced environments, with places to pause and engage with others.
6. Visually or physically appealing to the senses of people

12-69-050. Design Standards.

(a) PL-MU Zone, *Commercial, or Mixed Use Building Architecture* – Buildings and structures are to enhance the Mixed Use Center District by complementing into the overall center's appearance, similar in visual allure to what is contextually done similar transit supported area, such as the "implementing area" demonstration sites of the Wasatch Choices 2040 Plan.

(1) The architectural building design shall consider the visual relationship to the public streets, pedestrian

pathways, plazas, public spaces, and where deemed applicable the future transit station stop, or public park, to create an attractive appearance when viewed from these areas. Parking, Loading docks, mechanical equipment, and outdoor storage area shall be buffered or where possible screened from view, while present in these area.

(2) The materials selection and construction method of structures or buildings shall take into consideration the branding image of the Mixed Use Center District. The materials and construction methods shall provide visual interest and appeal that supports the expected details and design of a well-crafted urban/transit station center experience.

(3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. A diverse design scheme is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is also desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. A 360-degree design shall be used; although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

(4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

(5) When facades face a transit station, public spaces, a local street, or any pedestrian pathway, or, where deemed applicable for other prominent public spaces by the approving entity, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

(6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the base layer and bold gestures used in the architectural design of all buildings. Decorative use of stucco, tile, cement fiber board, and other similar appearing materials shall be the main background materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics shall be minimized. Use of these other types of materials shall not exceed 15% of the building or structure's exterior.

(7) Colors and finishes shall complement the Parrish-Legacy Mixed Use Center District. The provided color palette of *12-69-070* shall be used as the resource for both primary and accent ~~shore land environment~~ hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) *Public Spaces and Site Landscaping* – Public Spaces and Site Landscaping are to be used to enhance the Mixed Use Center environment and act as accouterments to create transitions between the buildings and the streetscape.

(1) Each development shall provide walkways, plazas, and other pedestrian oriented hardscape area and shall be integrated into the site landscaping plan, provided that such impervious area do not exceed forty-five (45) percent of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in area designated as landscaping.

(2) The public space and site landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All plans shall consider the mixed use context of the desired built environment and its unique contribution to the character of the community.

(3) The public space and site landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space area. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.

(4) Developed areas devoted to public space and landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the West Side Neighborhood.

(5) Trees and evergreens shall be used to frame public spaces and ensure that the mixed use character of the center is sustained. However, trees and evergreens are also to be used for area needing shading, screening, and privacy.

(6) The public space and site landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All new utility lines shall be placed underground to minimize their impact on the mixed use environment. Easements above the underground utilities may be incorporated into the overall plan as pedestrian pathways. Strategic placement of public space amenities and

landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

(7) Public space and landscaped area shall be prepared with grades and slopes suitable with their natural surroundings to encourage appropriate pedestrian circulation, use, and enable healthy plant growth and proper drainage.

(8) Rock mulching, waterways or stream resembling features, or other visual faux elements, along with decorative walls, landscape boulders, and other objects shall be used in a natural appearing manner to complement the appearance of the mixed use environment.

(e) *Off-street Parking* – Parking is a necessity for the varied uses and amenities in the Mixed Use Center District, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the mixed use environment.

(1) Parking area shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking center segments shall not exceed two (2) rows of double-loaded parking, without providing a landscaped median to pedestrian pathway to separate the next set of parking rows.

(2) Parking area shall be visually buffered and screened from streets and public spaces so automobiles are not visible below the average headlight height area. Screening methods shall include undulating landscaped berms, low decorative walls, and plantings.

(3) Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Area where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the center as a pedestrian/vehicle interface.

(4) The use of hardscape materials in parking area shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading area, and other such amenities to soften and improve the visual appeal of impervious surfaces.

(5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified Mixed Use Center image. The ornamental entryway features for the Mixed Use Center District shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the approving entity. The width of major access drives and curb cuts shall be minimized or design to the least width needed to function.

(6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.

(7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.

(8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the Mixed Use Center District. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.

(f) *Fences and Walls* – The use of fences and walls are to be minimized in the public space and site landscaping area of the Mixed Use Center District.

(4) Raised planting beds, berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.

(5) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized.

(6) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings that related to the desired mixed use environment. Vinyl, chain link, and barbed wire types of fencing are not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.

(7) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.

(8) The use of sound walls is strictly prohibited and shall not be used to separate development from a transit station, public park, or surrounding commercial support areas.

(g) *Outdoor Lighting* – The residential use areas are an important part of the character and intrinsic quality of the Mixed Use Center District. Developments shall provide a lighting plan and such fixtures and lamps systems shall consider a proper balance between security and safety needs and the negative impacts of high intensity lighting for residential uses.

(1) Lighting shall primarily be focused on the human scale environment of public spaces and

landscaping. Additionally, lighting is to be used for accentuating buildings and the mixed use environment. Lighting that is needed for safety and visibility shall be minimized. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. The use of excessive or over lighting is prohibited.

(2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up unnecessarily up into the night sky and to minimize glare and light trespass beyond center where lighting is needed or onto adjacent properties.

(3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.

(4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.

(h) *Signing* – Signing is to enhance the built qualities of the Mixed Use Center District and shall compliment the signing style of a human-scale urbanized center.

(1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.

(2) Wall sign placement shall not exceed [15] feet in height from final grade of the building and shall comply with Section 12-54-110.b.2, Projecting Signs, Only Low-Profile monument style signs shall be allowed and shall also comply with Section 12-54-110.b.3 & 4, Low-Profile and Multi-Tenant Buildings.

(3) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs may not exceed 10% of the allowable sign center.

(4) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Mixed Use Center District, as allowed by the discretion of the City.

12-69-060. Design Guidelines.

(a) *Viewshed Protection* – Buildings and similar structures should be designed and placed where their visual impact is minimized to the greatest extent possible, as viewed from a public transit facility, public space, or public streets.

(1) All main buildings and associated site landscaping and public space area within [250] feet of a future planned or developed public transit station or public park are to visually be oriented to the transit station or public park.

(2) View corridors should be created to allow visual connections towards a planned or future transit station or public park. Buildings should not be massed in a manner that creates a complete visual fortress, specifically as viewed from a planned or developed public transit station or public park.

(3) All service area and back lot uses, such as loading docks, dumpsters, storage area, etc. should be located behind the main buildings or properly screened or visually buffered from view from a planned or developed transit station, public park, a local street, or any pedestrian pathway..

(4) Land uses needing area for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial area and may be connected together by access lanes, open space, and other buildings.

(b) *Public Right-of-Way, Roadway and Parking Lot Surfacing Design* – Properly designed roadway and parking lot placement can create opportunities for shared access ways to reduce the number of access drives along a street or pedestrian path. Basic strategies include sharing driveways, allowing cross access rights for adjacent developments, and minimizing vehicular interruptions along the pedestrian pathways along the street system.

(1) Shared driveway use should be incorporated into the site and building layout, including consideration of development on adjacent sites. Driveways should be limited to 25 feet (residential) and 30 feet (commercial/mixed use) in width.

(2) The primary roadway and parking lot design style should be for restricted speeds to allow for on-street parking area, pedestrian bulb-outs at intersections, and where deemed appropriate at the mid-block crossings.

(3) The minimum right-of-way for roads of the Mixed Use Center District should be primarily range from 40-45 feet and the maximum should be 50 feet.

(4) The following maximum road widths and sidewalk surfacing should be as follows

(A) Local Residential Roads = 22 feet with No Parking, 29 feet with Parking.

(B) Other Local and Collector Roads = 31 feet

(C) Arterial Roads = 35 feet

(D) Eight (8) feet sidewalks within 250 Feet of a planned for developed public transit facility

(E) Five (5) feet for the general pedestrian pathway and sidewalk systems.

(F) Eight to Ten (8-10) feet for Multiple-Use Trails and Pathways, as deemed necessary by the City.

(5) Public street design and development within the Mixed Use Center should reflect the proper design theme motif and be unified across the entire District. The streetscape design should include the use of, but not limited to, the following types of elements:

(A) Interpretive signs and kiosks
(B) Street trees with decorative planting beds or decorative grating
(C) Decorative light fixtures and street signs
(D) Benches or places to rest
(E) Bike lanes and bike racks
(F) Decorative waste cans and drinking fountains
(G) Trailhead and spur connections facilities to the center's trail systems.

12-69-070 Color Palette

- YET TO BE DETERMINED –

New Zoning District
W Parrish Ln
W Marketplace Dr
Interstate 15 Frontage Rd
W 75 N
N 1400 W
W 50 S
W 2300 N
W 2250 N
N 640 W
W Porters Ln
W 400 S
105
67
15
© 2014 Google
680 ft
1993
Imagery Date: 6/4/2013 40°55'01.48" N 111°53'36.64" W elev 4234 ft eye alt 7478 ft
Google earth

On January 20, 2015, the City Council agreed to the following process for City Council review and decision-making on the proposed West Centerville Neighborhood General Plan Amendments and the related Zone Text/Map Amendments for the Parrish/Legacy Transit-Oriented District (TOD):

* **Step 1. City Council Work Session.** Hold a City Council Work Session to review the recommendations from the Planning Commission regarding the proposed General Plan Amendments and Zone Text/Map Amendments for the West Centerville Neighborhood. Notice of the Work Session shall be provided in accordance with State law and City Ordinances. The Planning Commission Chair can be invited to this meeting to answer any questions about the Planning Commission's decision or recommendation. This City Council Work Session will be held at **5:00 p.m. on Tuesday, February 3, 2015**. (Note: the City Council combined Step 1 and Step 2 to be held on the same night.)

* **Step 2: City Council Business Meeting and Public Hearing.** Schedule and provide notice of the General Plan Amendments and Zone Text/Map Amendments on a regular City Council meeting agenda for consideration and public hearing. Allow Staff to provide brief background on the proposed amendments, the Planning Commission's recommendations regarding the amendments, and any additional background information needed for the public. Notice of public meeting and public hearing shall be provided in accordance with State law and City Ordinances. Courtesy notice may also be sent to all business and property owners within the study area and/or the area proposed for rezone (such courtesy notice was provided at Planning Commission level). After public hearing has been held, make a motion to table action on the items and to continue the public hearing. This matter will be heard as part of the regular business meeting of the City Council to be held at **7:00 p.m. on Tuesday, February 3, 2015**. (Note: the City Council combined Step 1 and Step 2 to be held on the same night.)

* **Step 3: Special Public Meeting for Stake Holders.** Schedule a special public business meeting of the City Council to obtain input from the stake holders (i.e. school district, affected cities, utilities, UDOT, etc.). Provide notice of public meeting as required by State law and City Ordinances. Provide courtesy notice to listed stake holders. This invitation includes West Bountiful representatives. Allow Staff to provide brief background of the proposed amendments and process for decision-making. Open public hearing as continued from the last City Council meeting. Comments from this "stake holder" meeting should be included as part of the public record and public comment regarding the proposed amendments. After the public hearing, table action on the matter and continue the public hearing to the next City Council meeting. This Special Meeting for the stake holders will be held at **7:00 p.m. on Tuesday, February 24, 2015**.

* **Step 4: City Council Business Meeting and Public Hearing.** Allow Staff to provide brief background of proposed amendments and process. Open the public hearing for final public comment. Close the public hearing and allow City Council members time to debate the proposed amendments. The City Council can take action on the matter at this meeting or table the matter for further consideration or additional information from Staff. This matter will be heard as part of the regular business meeting of the City Council to be held at **7:00 p.m. on Tuesday, March, 3, 2015.**

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 3.

Short Title: Discuss Proposed RAP Tax Renewal

Initiated By: City Attorney

Scheduled Time: 8:10

SUBJECT

Discuss proposed RAP tax renewal, including procedures and timeline for renewal and qualified uses for RAP tax funds.

RECOMMENDATION

Direct Staff regarding follow up issues or questions for renewal process and/or possible uses of RAP Tax funds.

BACKGROUND

In 2007, the City voters approved the imposition of a RAP Tax (0.10% local sales and use tax on qualified taxable transactions within the City) to fund the Performing Arts Center and other recreational and cultural facilities and organizations. The City implemented the RAP Tax through the adoption of Title 5, Chapter 9 of the Centerville Municipal Code. The 2007 RAP Tax was authorized to be levied for a period of eight (8) years and may be reauthorized at the end of the eight-year period in accordance with applicable provisions of Utah law, including Utah Code Ann. 59-12-1401, et seq. The 2007 RAP Tax is set to expire in April of 2016. The purpose of this agenda item is to discuss whether to renew the RAP Tax and to review the timelines and requirements to place this matter on the ballot for the 2015 municipal general election. A handout from Jason Burningham of Lewis, Young, Robertson & Burningham (LYRB) regarding the timeline and procedures for renewal of the RAP Tax is attached for your review. A brief synopsis of the permitted uses of RAP Tax funds is provided in the attached LYRB handout as well as the attached Memorandum from the City Attorney.

Based on conversations among City officials to date, the potential uses suggested include park improvements (including completion of sound wall), CenterPoint Theatre assistance, Whitaker Museum funding, and trails projects. The Parks Capital Improvement Plan reviewed by the City Council in January 2013 is attached. As shown in that document, the projects in the column with the heading "Impact Fee Eligible" total $2.5 million and became the basis for the approval of a higher park impact fee. The Plan, however, also identifies another $3 million in park-related projects that are not eligible for impact fee funding. The RAP Tax revenues could be used to fund these projects. Ninety percent (90%) of the current RAP Tax revenues from both Centerville and Bountiful are being used to pay a portion of the debt service for the performing arts center. RAP Tax revenues will not be needed for this purpose during the renewal period; however, the CenterPoint Theatre Board is hoping the City would make some of those revenues available to enhance their operations or building maintenance budgets.

ATTACHMENTS:

Description

- RAP Tax Timeline and Procedures
- RAP Tax Uses
- Parks Capital Improvement Plan

TIMELINE AND SCHEDULE FOR:

IMPOSITION OF RECREATION, ARTS AND PARKS (RAP) TAX

Pursuant to 59-12-1401 of Utah Code

The following schedule provides an overview of the various steps required for a city or town legislative body (City Council) to submit an opinion question or referendum to its residents regarding the imposition of a 0.1% sales and use tax (RAP Tax) for purposes of funding recreational, cultural, botanical and zoological organizations and or facilities within the City.

A RAP Tax may not be imposed or submitted by a City or Town in the form of an opinion question without the County's authorization and acknowledgment. Since there are many cities within Davis County who have successfully submitted and passed RAP Tax referenda and these RAP Taxes are currently imposed, Davis County must authorize the ability of any municipality or city within Davis County who wish to submit the opinion question.

The following table provides sequence, timing and process that must be followed in order to impose the RAP Tax.

SCHEDULE OF EVENTS FOR RAP TAX

DATE	TASK/EVENT/PROCESS	RESPONSIBLE PARTIES
May 19, 2015	➢ City Council meeting to vote on whether to submit an Opinion Question (Referendum) to voters regarding the imposition of the RAP Tax (majority vote of Council needed); and authorize the Notice of Intent to be submitted to County Legislative Body	City Council
May 22, 2015	➢ Notice of Intent of the City's desire to submit an Opinion Question (Referendum) regarding RAP Tax to the County Legislative Body	City Council
July 28, 2015	➢ Within 60 days from receipt of the Notice of Intent; County Legislative Body provides a written resolution authorizing the City to submit the Referendum or Opinion Question	County Commission
August 4, 2015	➢ Opinion Question (Referendum) is drafted and circulated for review	City Council
August 11, 2015	➢ Resolution to approve submitting the Opinion Question (Referendum) to voters at least 75 days prior to the election ➢ Prepare and submit Ballot language to Election Officer	City Council
September 29, 2015 October 6, 2015 October 13, 2015	➢ City provides Notice of Holding Election related to the RAP Tax; this notice is published in a newspaper of general circulation within the City and provides publication for three consecutive weeks *(the first publication not less than 21 days nor more than 35 days before the election)* Note: the ballot language is included in the noticing ➢ On the City's website provide the Notice of RAP Tax election for three weeks preceding the election ➢ Prepare Voter Information Pamphlet and post on City's website	City Recorder
November 3, 2015	➢ General Election or General Municipal Election where the Opinion Question (Referendum) is considered	Voters

DATE	TASK/EVENT/PROCESS	RESPONSIBLE PARTIES
November 17, 2015	➢ Voting results are canvassed ➢ Resolution of the canvass declaring the majority of residents have voted in favor of the RAP Tax; ➢ City Council must approve (majority vote) a resolution imposing the RAP Tax	City Council
November 19, 2015	➢ Submit Canvass Resolution to State Tax Commission in preparation of the RAP Tax being imposed	City Staff
	➢ RAP Tax is imposed and collected by State Tax Commission and remitted to the City	State Tax Commission

ALLOWABLE USES OF RAP TAX

RAP Tax may be used by the City to fund the following purposes:

Capital Expenses and Facilities	➢ **Cultural Facilities**	Means any publicly owned or operated museum, theater, art center, music hall, or other cultural or arts facility.
	➢ **Recreational Facilities**	Means any publicly owned or operated park, campground, marina, dock, golf course, water park, historic park, monument, planetarium, zoo, bicycle trails, and other recreation or tourism-related facility.
	➢ **Zoological Facilities**	Means any publicly owned or operated zoo.
Operation Expenses	➢ **Botanical Organizations**	Means a private nonprofit organization or institution having as its primary purpose the advancement and preservation of plant science through horticultural display, botanical research, and community education.
	➢ **Cultural Organizations**	Means a nonprofit organization or institution having as its primary purpose the advancement and preservation of: natural history, art, music, theater, dance, or cultural arts, including literature, a motion picture, or storytelling.
	➢ **Zoological Organizations**	Means a public, public-private or private nonprofit organization having as its primary purpose the advancement and preservation of zoology.

CENTERVILLE CITY ATTORNEY'S OFFICE

250 North Main Street
Centerville, Utah 84014
801.335.8842

MEMORANDUM

Privileged and Confidential under Attorney/Client Privilege

TO: Steve Thacker, City Manager

FROM: Lisa G. Romney, City Attorney

DATE: January 30, 2015

RE: Permitted Use of RAP Tax Revenue

Pursuant to Title 59, Chapter 12, Part 14 of the Utah Code ("RAP Tax Act"), the City is authorized to submit an opinion question to its residents regarding the imposition of a local sales and use tax of 0.10% on qualified transactions within the City to fund cultural, recreational or zoological facilities and botanical, cultural and zoological organizations ("RAP Tax"). The election on the proposed RAP Tax shall be held at a regular general election or a municipal general election and shall follow the procedures outlined in Title 11, Chapter 14, regarding the Local Government Bonding Act. As requested, the following provides a brief explanation of the permitted uses for RAP Tax funds should the matter be submitted to and approved by the voters at the 2015 municipal general election to be held on November 3, 2015.

Pursuant to *Utah Code Ann.* § 59-12-1402, the City is authorized to expend the revenues collected from the RAP Tax to: (1) to finance cultural facilities, recreational facilities, and zoological facilities within the City (or within the geographic area of entities that are parties to an interlocal agreement within the City); (2) to finance ongoing operating expenses of recreational facilities within the City (or within the geographic area of entities that are parties to an interlocal agreement with the City); (3) to finance ongoing operating expenses of

botanical organizations, cultural organizations, and zoological organizations within the City (or within the geographic area of entities that are parties to an interlocal agreement with the City); and (4) as stated in the opinion question submitted to the voters.[1]

The following definitions are provided by statutes for probable City RAP tax purposes:

- ⇨ "Cultural facility" means any publicly owned or operated museum, theater, art center, music hall, or other cultural or arts facility.
- ⇨ "Recreational facility" means a publicly owned or operated park, campground, marina, dock, golf course, playground, athletic field, gymnasium, swimming pool, trail system, or other facility used for recreational purposes.
- ⇨ "Cultural organization" means a private nonprofit organization or institution having its primary purpose the advancement and preservation of: natural history, art, music, theater, dance, or cultural arts, including literature, a motion picture, or storytelling. With some exceptions, a cultural organization generally does not include an agency of the state or a political subdivision of the state.

[1] *Utah Code Ann.* § 59-12-1403 also provides that "revenues collected from the [RAP] tax shall be used for one or more organizations or facilities defined in Section 59-12-702."

1/8/2013

Parks Capital Improvement Plan

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

POTENTIAL FUNDING SOURCES

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

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 4.

Short Title: Approve South Davis I-15 Project Betterments Agreement for construction of drainage culvert under I-15 at Lund Lane

Initiated By: City Manager

Scheduled Time: 8:30

SUBJECT

RECOMMENDATION

Approve Betterments Agreement with UDOT pertaining to the construction of a drainage culvert under I-15 at Lund Lane.

BACKGROUND

In December 2014 the City Council (and RDA Board) approved a Betterments Agreement for two purposes: 1) to cost-share a new drainage culvert to be constructed under I-15 at Lund Lane; and 2) to commit the City to pay for upgraded fencing on the pedestrian bridge to be built this year and along the north side of Parrish Lane between the interchange and 1250 West. Several conditions were attached to the Council's approval. One of those pertained to staff's discovery that a drainage pipe at Chase Lane had been impacted apparently by the contractor's work on the I-15 project--i.e. a portion of that culvert was filled with soil, etc., and a portion of the pipe had collapsed. The City's intent was to use this pipe as a carrier pipe for a future water main, since the pipe is no longer needed for drainage. The Council--upon staff's suggestion--attached a condition that the Agreement include a provision for resolving that issue.

The I-15 Project Manager, Nathan Peterson, recently contacted the City Manager and informed him that UDOT is willing to investigate and determine if the I-15 contractor is responsible for what has happened to the pipe, and if so, to apply pressure for a fair resolution. However, he said this matter will not be resolved before the contractor must order the pipe for the Lund Lane culvert. It was also noted that the City is seeking approval from the UDOT Aesthetics Committee in February for its preferred color scheme and fencing enhancements relating to the pedestrian bridge. Both of these situations make it impractical for the Betterments Agreement–in the form already approved by the City Council--to be approved in a timely manner to accomodate the Lund Lane culvert project. Therefore, the City Manager agreed with Peterson's recommendation for that Agreement to be broken into two agreements--one for the Lund Lane project and one for the pedestrian bridge betterments.

Mr. Peterson said he would try to get a new agreement for the Lund Lane culvert to the City Manager by Friday, January 30. However, that has not yet been received by the City. It will be added to Novus when available. Feb. 3 is the last regular meeting in which the Council can approve this agreement and meet the contractor's deadline for ordering the pipe. Mr. Peterson said the other conditions the Council attached to their earlier approval pertaining to the Lund Lane culvert will be included in this new agreement.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 5.

Short Title: Establish Goal-setting Process and Timeline

Initiated By: Mayor Cutler

Scheduled Time: 8:40

SUBJECT

RECOMMENDATION

Agree on a process and timeline for the Council to establish goals/priorities for the next year.

BACKGROUND

The City Council did not go through a goal-setting process last year. In 2013 and each of several prior years, the Council followed a goal-setting process that, in general, included the following steps:

- The Mayor and Council members each submitted proposed goals to the City Manager.
- The City Manager compiled a consolidated list of proposed goals from the elected officials.
- Mayor and Council members each rated the proposed goals on their own, using guidelines from the City Manager that limited the number of A and B ratings.
- City Manager compiled the individual ratings into a consolidated ranking for the Council to discuss at a work session.
- In addition to the process described above, the Planning Commission discussed and recommended priorities relating to community planning and development and provided those for the Council's goal-setting work session.
- City Boards/Committees and department heads were also invited to submit priorities they wanted considered by the City Council at the work session.

The attachment shows the steps and calendar for the process the Council followed in 2013. If the Council wants to follow a similar process, the City Manager can prepare a calendar of proposed dates for the various steps in 2015. In connection with the first step above--i.e. the Mayor and Council members each submitting proposed goals--the City Manager could provide, as a reference document, his list of projects and issues anticipated for 2015, which was given to the Council in December 2014. He would also provide the minutes of the Council's last goal-setting work session, in 2013.

ATTACHMENTS:

Description

- 2013 Goal-setting Process & Calendar

~~Proposed~~ City Council Goal-Setting Process & Calendar – 2013

Feb. 19 -	Give CC copies of 2012 goals (3/6/12 work session minutes) and list of 2013 issues/projects
Feb. 20 -	City Manager (CM) inform department heads and committee chairs of their participation
Feb. 28 -	Council members send their proposed goals to CM
~~Feb 29~~ - March 1	CM send consolidated list of CC proposed goals back to CC with instructions to rate/rank each proposed goal
March 5 -	Joint CC/PC work session at 5:30 p.m. prior to regular City Council meeting to clarify Community Development work plan for 2013
March 5 -	CC return their ratings to CM
March 12 -	Department heads and committee chairs submit their "strategic goals" to CM
March 15 -	CM consolidate CC ratings and send back to CC, along with strategic goals from department heads and committees
March 19 -	CC goal setting work session, 5:30 p.m. (continue at end of regular council meeting, if needed)
March 20 -	Provide CC's goals to department heads
March 22 -	Provide 3-year projections (personnel, equipment, projects, etc.) from department heads to CC for March 26 and April 2 work sessions
March 26 -	Financial Planning Work Session – Part 1 (6 – 9 p.m.) • Parks & Recreation Department • PWs Dept, including 5-year Streets Maintenance Plan • Water System Impact Fee Analysis (?)
April 2 -	Financial Planning Work Session – Part 2 (5 – 7 p.m. prior to regular meeting) • Court • Community Development • Police Department • Finance & Administration

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 6.

Short Title: Financial Report for six-month period ending December 31, 2014

Initiated By: Blaine Lutz

Scheduled Time: 8:55

SUBJECT

RECOMMENDATION

BACKGROUND

Attached is the financial summary for the period ending 12/31/2014.

ATTACHMENTS:

Description

- Financial Summary 12/31/2014
- January 2015 Sales Tax Distribution

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 6.

Short Title: Financial Report for six-month period ending December 31, 2014

Initiated By: Blaine Lutz

Scheduled Time: 8:55

SUBJECT

RECOMMENDATION

BACKGROUND

Attached is the financial summary for the period ending 12/31/2014.

ATTACHMENTS:

Description

- Financial Summary 12/31/2014

General Fund
Unaudited Summary
December 2014

	This Month	Year to Date	FY 15 Budget	50% % Budget
Revenues				
Property Tax	$36,705	$823,362	$1,006,835	81.78%
Fee in Lieu	$6,156	$45,939	$93,000	49.40%
Sales & UseTax	$267,573	$1,730,727	$3,662,000	47.26%
Franchise Taxes	$78,001	$582,264	$1,330,000	43.78%
Licenses & Permits	$56,685	$153,624	$356,350	43.11%
Intergovernmental	$20,400	$267,083	$517,825	51.58%
Charges for Services	$68,913	$390,383	$916,175	42.61%
Fines	$30,725	$265,619	$492,000	53.99%
Miscellaneous	$253	$11,567	$50,750	22.79%
Transfers/Contributions	$850	$18,510	$154,500	11.98%
Total	$566,261	$4,289,078	$8,579,435	49.99%
Expenditures				
City Council	$4,267	$45,684	$109,617	41.68%
Judicial	$15,559	$103,307	$216,568	47.70%
Executive	$37,918	$197,012	$387,113	50.89%
Attorney	$11,051	$71,007	$151,565	46.85%
Finance	$45,129	$264,942	$510,478	51.90%
Attorney Services	$1,119	$9,153	$33,000	27.74%
Emergency Management	$979	$6,960	$10,000	69.60%
Fire	$0	$411,170	$822,340	50.00%
Elections	$0	$0	$0	0.00%
Youth Council	$0	$1,207	$7,000	17.24%
Police	$178,838	$1,141,625	$2,318,757	49.23%
Liquor Law	$0	$2,654	$19,650	13.51%
School Xing	$5,158	$23,646	$54,650	43.27%
DARE	$5,620	$34,206	$103,830	32.94%
K-9	$0	$202	$7,250	2.79%
Animal Control	$1,823	$9,116	$22,000	41.44%
PW Admin	$20,537	$141,533	$288,584	49.04%
Streets	$43,988	$284,115	$686,709	41.37%
Street Projects	$23,490	$359,745	$750,000	47.97%
GIS	$6,061	$48,630	$96,988	50.14%
Engineering	$12,944	$65,344	$86,500	75.54%
Parks	$71,479	$419,414	$813,541	51.55%
Community Events	$368	$479	$43,650	1.10%
Parks & Rec Facility	$985	$3,328	$10,526	31.62%
Maint Facility	$4,253	$21,875	$36,500	59.93%
Maint Facility Storage	$562	$1,292	$6,160	20.97%
City Hall	$11,405	$82,793	$184,110	44.97%
Community Dev.	$22,451	$137,362	$293,873	46.74%
Building Inspection	$6,472	$25,468	$120,400	21.15%
Transfers - Non Dep.	$0	$39,000	$180,360	21.62%
UTOPIA -Pledges	$37,081	$185,405	$274,876	67.45%
UIA Assessment	$0	$20,840	$20,840	0.00%
Total	$569,537	$4,158,514	$8,667,435	47.98%

Use/Contribtion to Fund balance (Revenues Over/Under Expenditures)	$ 130,564	$ (88,000)

Fund Balance at Beginning of Year (est.)	$1,597,074
Fund Balance estimate 12/31/2014	$1,727,638
Projected Fund Balance %	**21.85%**

Source: Current Centerville City financial statements. May be subject to change

Capital Projects
Unaudited Summary
December 2014

	This Month	Year to Date	FY 15 Budget	50% % Budget
Capital Improvement				
Storm Drain				
Revenues:				
Fund Balance			$201,283	
Impact Fees	$0	$1,790	$25,000	7.16%
Grants	$0	$0	$0	0.00%
Other	$82	$511	$75	681.33%
Total Revenues	$82	$2,301	$226,358	1.02%
Expenditures	$1,627	$21,333	$226,358	9.42%
Fund Balance at Beginning of Year (est.)		$87,660		
Fund Balance estimate 12/31/2014		$68,628		
Park				
Revenues:				
Fund Balance			$263,461	
Impact Fees	$0	$8,228	$75,000	10.97%
Transfer	$0	$0	$0	0.00%
Grants	$0	$0	$0	0.00%
Other	$0	$0	$400	0.00%
Total Revenues	$0	$8,228	$338,861	10.91%
Expenditures	$5,085	$268,593	$338,861	79.26%
Fund Balance at Beginning of Year (est.)		$353,335		
Fund Balance estimate 12/31/2014		$92,970		
Capital Projects Fund				
Revenues:				
Fund Balance				
Transfers - General	$37,081	$185,405	$274,876	67.45%
RDA additional increment	$0	$0	$160,000	0.00%
Other	$0	$0	$100	0.00%
Total Revenues	$37,081	$185,405	$434,976	42.62%
Expenditures				
UTOPIA Pledge	$37,081	$222,487	$444,976	50.00%
Projects			$0	0.00%
Total Expenditures	$37,081	$222,487	$444,976	50.00%
Balance at Beginning of Year		$42,297		
Fund Balance estimate 12/31/2014		$5,215		

Source: Current Centerville City financial statements. May be subject to change

RDA/Special Revenue
Unaudited Summary
December 2014

	This Month	Year to Date	FY 15 Budget	50% % Budget
RDA				
Revenues	$52,717	$242,515	$1,847,000	13.13%
Expenditures	$12,045	$48,688	$1,847,000	2.64%
Fund Balance at Beginning of Year (est.)		$230,228		
Fund Balance estimate 12/31/2014		$424,055		
Recreation				
Revenues				
Recreation	$9,450	$18,216	$87,000	20.94%
Youth Baseball	$0	$410	$31,000	1.32%
Concession Sales	$0	$0	$23,635	0.00%
Other	$0	$130	$39,000	0.33%
Total Revenues	$9,450	$18,756	$180,635	10.38%
Expenditures				
Recreation	$3,590	$49,657	$127,320	39.00%
Concessions	$0	$649	$23,635	2.75%
Youth Baseball/Softball	$0	$10,273	$28,425	36.14%
Total Expenditures	$3,590	$60,579	$179,380	33.77%
Revenue Over/Under Expend	$ 5,860	$ (41,823)	$ 1,255	
Balance at Beginning of Year (est.)		$32,437		
Fund Balance estimate 12/31/2014		-$9,386		
Sales Tax Debt Service (DCAC)				
Revenues	$0	$100,693	$1,623,888	6.20%
Expenditures	$0	$100,693	$1,623,888	6.20%
Reserved Fund Balance		$0		
Fund Balance estimate 12/31/2014		$0		
Whitaker Trust				
Beginning fund balance			$24,679	
Revenues	$0	$2,103	$33,460	6.29%
Expenditures	$2,437	$11,990	$52,214	22.96%
Fund Balance at Beginning of Year		$25,218		
Fund Balance estimate 12/31/2014		$15,331		

Source: Current Centerville City financial statements. May be subject to change

Enterprise Funds
Unaudited Summary
December 2014

	This Month	Year to Date	FY 15 Budget	50% % Budget
Water				
Revenues:				
Impact/construction Fees	$0	$33,375	$230,000	14.51%
Water Sales	$148,440	$970,240	$1,861,500	52.12%
Bond Revenue	$0	$0	$468,000	0.00%
Other	$2,379	$33,638	$66,500	50.58%
Total Revenues	$150,819	$1,037,253	$2,626,000	39.50%
Expenditures				
Operating/Dep/Debt	$84,943	$539,988	$1,935,345	27.90%
Capital Improvement	$10,422	$386,318	$740,130	52.20%
Total Expenditures	$95,365	$926,306	$2,675,475	34.62%
Unresrestricted Cash Beginning of Year (est.)		$1,576,996		
Fund Balance estimate 12/31/2014		$1,687,943		
Sanitation				
Revenues:				
Collection Fees	$57,693	$346,692	$697,400	49.71%
Recycling fees	$14,506	$86,862	$167,885	51.74%
Green Waste fees	$7,009	$43,048	$80,000	53.81%
Other	$0	$350	$7,470	4.69%
Total Revenues	$79,208	$476,952	$952,755	50.06%
Expenditures:				
Disposal	$28,034	$140,588	$311,000	45.21%
Collection	$23,991	$120,727	$268,000	45.05%
Recycling	$14,481	$72,368	$164,000	44.13%
Green Waste Disposal	$3,011	$15,048	$33,000	45.60%
Other	$7,642	$61,099	$185,325	32.97%
Total Expenditures	$77,159	$409,830	$961,325	42.63%
Unresrestricted Cash Beginning of Year		$37,161		
Fund Balance estimate 12/31/2014		$104,283		
Drainage				
Revenues	$48,477	$291,075	$594,100	48.99%
Operating Expenditures	$27,226	$184,162	$648,054	28.42%
Capital Expenditures	$0	$13,118	$7,600	172.61%
Total Expenditures	$27,226	$197,280	$655,654	30.09%
Unresrestricted Cash Beginning of Year		$524,043		
Fund Balance estimate 12/31/2014		$617,838		
Telecommunications				
Revenues:				
Connection Fees	$17,295	$136,486	$275,000	49.63%
Transfers - GF	$0	$20,840	$20,840	100.00%
Total Revenues	$17,295	$157,326	$295,840	53.18%
Expenditures:				
Utility Service charges	$17,296	$111,830	$261,250	42.81%
UIA operating assessment	$0	$62,513	$62,513	100.00%
Operating service charge	$1,214	$4,414	$13,750	32.10%
Total Expenditures	$18,510	$178,757	$337,513	52.96%
Unresrestricted Cash Beginning of Year		$43,790		
Fund Balance estimate 12/31/2014		$22,359		

Source: Current Centerville City financial statements. May be subject to change

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 7.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 9:05

SUBJECT

a. Operational Metrics
b. Centennial Celebration issues

RECOMMENDATION

BACKGROUND

a. Mayor Cutler will update the Council about the Operational Metrics initiative. He met recently with the City Manager and department heads to review the data for the last quarter of 2014. Jake Smith, Management Assistant, prepared the attachment that includes the latest data available from the departments. Jake is also working on a simplified version of the attachment to put on the City's website. The intent is to inform the public of this initiative in a future newsletter and refer them to the website.

b. Mayor Cutler will update the Council on various issues relating to the Centennial Celebration.

ATTACHMENTS:

	Description
D	Operational Metrics CY2014 Q4

OPERATIONAL METRICS

CITY OF CENTERVILLE, UTAH

Friendly City Beside The Great Salt Lake

1848

FEBRUARY 3, 2015

Water System

- Outcome—Keep culinary water safe to drink
  - Results of monthly bacterial testing—report quarterly whether any samples failed
  - Results of periodic testing for other substances (chemicals, minerals, radioactivity, etc)—results reported in quarter when such tests are done (every year, every 3 years, etc)
  - Fluoride level monitoring results—report quarterly whether monitors recorded any levels exceeding 1 ppm or 4 ppm and if so, actions taken. Review annually results of County's monthly fluoride samples—was average between 0.6 and 0.8 ppm?

OUTCOME-Keeping water safe to drink	CY14 Q1	CY14 Q2	CY14 Q3	CY14 Q4	Year Total
*Results of bacterial testing, failed	0	0	0	0	0
* Results of periodic testing for other substances, failed	0	0	0	0	0
*Fluoride levels above 1.0 or 4.0 PPM	0	0	0	0	0
Explanation of Failed Tests					
No Failures					
*Annual fluoride results between 0.6 to 0.8	Yes	Yes	Yes	Yes	

- Outcome—Deliver culinary water with adequate pressure
  - Results of pressure monitoring—report quarterly whether monitors for any transducers recorded pressure dropping below 20 psi and if so, action taken.

OUTCOME- Delivered culinary water with adequate pressure	CY14 Q1	CY14 Q2	CY14 Q3	CY14 Q4	Year Total
*Water system drop below 20 PSI	0	0	0	0	0

- Outcome—Maintain water distribution system in good condition long-term
  - Report quarterly # leaks/breaks in 1) water mains and 2) service lines. Analyze each break for cause or factors and record useful data—i.e. location, type of material, type of soil, type of break, etc.—that can be reviewed over time to identify problem areas and improvements in choice of materials, work methods, etc. Compare annually number of breaks with prior years--increasing or decreasing? Why?
  - Accuracy of water meters—Test sampling of 30 meters per year for accuracy.
  - Water storage reservoirs—inspect interior every 2 years and report results and actions taken.
  - Pump stations—report quarterly any significant findings of weekly/monthly inspections
  - Report results of periodic "sanitary survey" by County/State inspectors (every 3 years)

OUTCOME-Maintain water distribution system in good condition

Water Repairs

	CY14 Q1	CY14 Q2	CY14 Q3	CY14 Q4	Year Total
Water Mains	1	3	2	5	11
Services	5	1	2	7	15

*Accuracy of Meter, 30 per Year

Count	30	AVG.%	99.1%

*Water Storage reservoirs cleaned, inspected, every two years

	Date	Cleaned	Repairs	Year Cleaned
Island view tank	12-Dec	Yes	NA	2014
100 South tank	12-Dec	Yes	NA	2014
Parrish Lane Reservoir	12-Oct	Yes	NA	2014
Green Steel Tank	14-Sep	Yes	NA	2014
Rick's Creek Reservoirs	12-Sep	Yes	NA	2014
Rolling Hills Tank	14-Sep	Yes	NA	2014

Notes of any repairs:

*Pump Station- report quarterly any significant findings of weekly/monthly inspections

Note One:

Note Two:

*Sanitary Survey

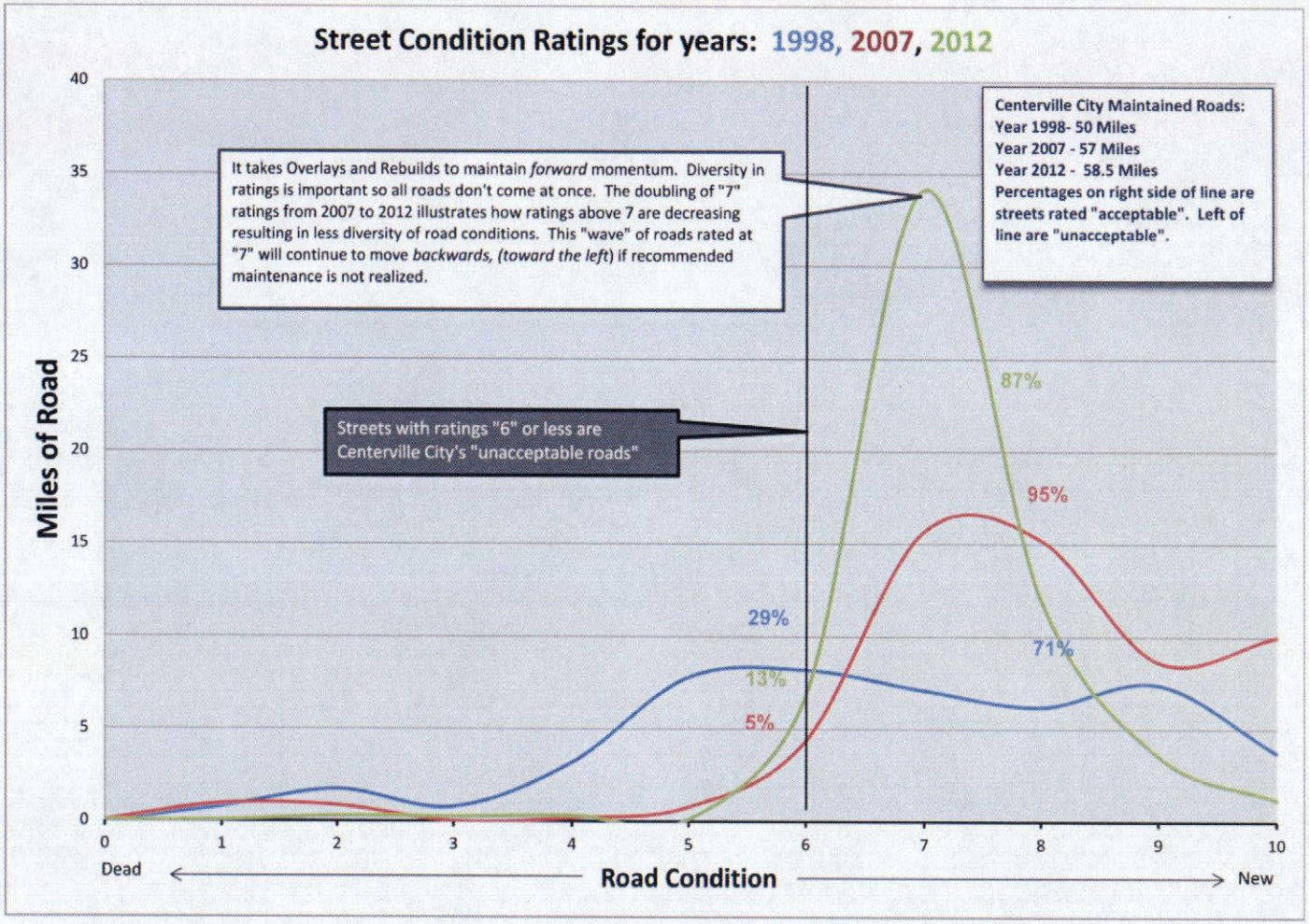
Pass	Fail	year	Next year Due	
Yes	NA	2012	2015	

- Efficiency—Deliver culinary water cost-effectively to customers
  - Power costs—percent of hours pumping water that were "off peak" (i.e. at lower cost)

Efficiency - deliver culinary water cost-effectively to Customers	CY14 Q1	CY14 Q2	CY14 Q3	CY14 Q4	**Year Total**
Percent of On Peak Pumping using Rocky Mountain Power	0.11%	0.06%	0.41%	0.04%	**0.15%**
Hours Pump on Peak using Rocky Mountain Power	3	2	13	2	**20**
Hours Ran off Peak using Rocky Mountain Power	2833	3128	3135	4490	**13,586**
Hours Generator ran	0	0	95	191	**286**

Street Operations

- Outcome—Is overall street condition rating going up or down over time? Measured at time of Street Maintenance Plan update—compare with prior Plan updates.



- Outcome –Is # potholes increasing over time? Report annually the # potholes and tons of asphalt used and compare to prior years.
- Efficiency—Average manhours prepping and placing asphalt per ton. Analyze annually and compare with prior years.

Potholes (annual measure)	CY 2013	CY 2014	CY 2015	CY 2016
Number of potholes	134	303		
Tons of asphalt used	368	415		
Man hours prepping and placing asphalt	2,127	2422		
Man hours prepping and placing asphalt/ton	6	5.8		

- Outcome—Failure rate of utility cuts. Track and report annually # of cuts made and # of these cuts that subsequently fail upon re-inspection the following year (central file of failure notification letters)—compare failure rate with prior years. Goal: zero failures.

Utility Cuts	CY 2013	CY 2014	CY 2015	CY 2016
Cuts Made	82	53		
Prior Year Cuts Failed	8	4		
% Cuts Failed	9.1%	3.2%		

- Output/Outcome—Are sidewalks being adequately maintained? On calendar year basis, track: 1) # linear feet reported in poor condition by priority category; 2) # linear feet still pending repair at end of year, by priority category; and 3) cost of repairs done. Compare results with prior years. Is budget funding keeping up with need?

Sidewalks	CY 2013	CY 2014	CY 2015	CY 2016
Reported in poor condition (In ft)	790	1195.5		
Priority 1 (1/2 and up)		256		
Pending repairs (priority 1)		206		
Priority 2 (under 1/2 inch)		939.5		
Pending repairs (priority 2)		449.5		
Pending repairs at year end (In ft)	120	655.5		
Cost of repairs done (Fiscal Year)	$ 10,600.00	$ 11,000.00		
Budgeted (Fiscal Year)	$ 10,600.00	$ 11,600.00		
Notes		Priority 1 were delayed because of the time taken to resolve the issue: removal of trees, property owner permission, etc.)		

- Input/Output--# manhours snowplowing and tons of salt used—track and compare on a fiscal year basis.
- Input--# manhours *removing* snow (not snowplowing), if applicable.

Snow Removal	FY 2013	FY 2014	FY 2015	FY 2016
Man hours plowing	623	533.4		
Tons of Salt Used	1685	1258.75		
Man hours removing (not snowplowing)	0	0		

- Output/Outcome—Are streetlights being adequately maintained? Track # lights reported out each quarter and # pending repair at end of each quarter—increasing or decreasing? Report # and cost of repairs in each quarter—in minor and major categories. Is budget funding keeping up with need?

Streetlights	FY 2014 Q3	FY 2014 Q4	FY 2015 Q1	FY 2015 Q2
Lights reported out	12	16	12	43
Repairs made	12	15	9	42
Repairs pending (accumulated backlog)	0	1	4	5
Cost of repairs	$ 2,104.68	$ 8,683.70	$ 5,189.65	$ 4,143.38
Minor	$ 2,104.68	$ 2,698.88	$ 1,051.84	$ 2,414.80
Major	$ -	$ 5,984.82	$ 4,137.81	$ 1,728.68
YTD Costs	$ 13,170.26	$ 21,853.96	$ 5,189.65	$ 9,333.03
Budgeted	$ 15,000.00	$ 15,000.00	$ 17,000.00	$ 17,000.00

Includes PW's field audit and call-ins; Did not include pedestrian light review

Drainage System

- Outcome—Is system functioning with minor damage to property? Report quarterly the # incidents causing property damage/cost of damage.

Is system functioning with minor damage to property	FY 2015 Q1	FY 2015 Q2	FY 2015 Q3	FY 2015 Q4
Incidents causing property damage (location)	0	0		
Cost of damage				
Notes on the issue(s)				

- Output/Efficiency—Report annually the # linear feet of storm drains and subdrains cleaned, what percent of system this represents, and track percentage changes year to year. Consider adjustments to cleaning frequency—hot spots vs. systematic cleaning--to increase cost-effectiveness (this discussion is ongoing)

Cleaning (annual)	FY 2013	FY 2014	FY 2015	FY 2016
Storm/subdrain cleaned (In ft)		74,338		
% of storm/subdrain system cleaned		27.9%		

- Output/Outcome—report annually the linear feet of new drains constructed; were all visually or TV-inspected?

Construction (annual)	FY 2013	FY 2014	FY 2015	FY 2016
Linear feet constructed		2,349		
% TV inspected		100%		

- Output/Efficiency-- # hours street sweeping and cubic yards of waste collected; calculate CYs/hour of sweeping and compare annually with prior years. Consider adjustments to sweeping frequency—i.e. based on differences in conditions vs. city-wide sweeping—to increase cost-effectiveness (this discussion is ongoing).

Street sweeping (annual)	FY 2013	FY 2014	FY 2015	FY 2016
Hours of sweeping		267		
Yards^3 of waste		117		
Yards^3/Hour		0.44		

- Outcome—Is stormwater quality being adequately protected? Report annually: 1) # known illicit discharges; 2) # of stormwater violations discovered and actions taken; and 3) activities undertaken to comply with City's stormwater permit.

Storm water quality (annual)	FY 2013	FY 2014	FY 2015	FY 2016
Known illicit discharges		1		
Storm water violations (action taken)				
Notices Issued		9		
Violations Resolved		9		
Notes on activities taken to comply with storm water permit				

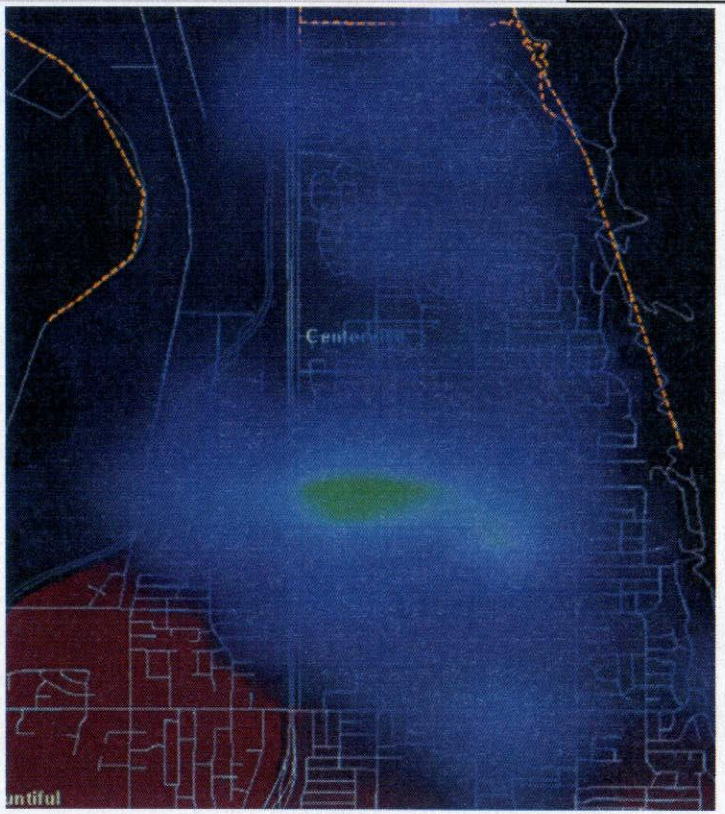
Police Services

- Output—Track # traffic citations and warnings quarterly

Citations - Traffic	CY 2014 Q1	CY 2014 Q2	CY 2014 Q3	CY 2014 Q4
Citations issued			726	739
Warnings			862	1123

- Outcome—track # accidents over time and analyze by location.

Accidents	CY 2014 Q1	CY 2014 Q2	CY 2014 Q3	CY 2014 Q4
Total Accidents	60	69	69	71



- Output—Report quarterly the # calls initiated by others (i.e. reactive) and the # "on view" incidents (i.e. proactive). Is there an inverse correlation or other explanations for changes?

Calls vs on view	CY 2014 Q1	CY 2014 Q2	CY 2014 Q3	CY 2014 Q4
Calls (reactive)	29.0%	32.8%	29.2%	32.8%
On view incidents (proactive)	71.0%	67.2%	70.8%	67.2%

- Outcome—Is response time acceptable? Track average response time for Priority One calls quarterly and compare with average as reported quarterly for law enforcement agencies dispatched through DCSO.

Response times (County Dispatch)	CY 2014 Q1	CY 2014 Q2	CY 2014 Q3	CY 2014 Q4
Priority 1 calls average (secs)	5:58	5:50	6:07	5:42
County Dispatch Priority 1 calls average (secs)	6:13	6:38	6:27	6:33

- Outcome—What is happening with Type 1 crime rate? Compare Type 1 crime rate with other Davis County cities annually (using Crime in Utah Report)--compare overall Type 1 crime rate, the larceny category crime rate (related primarily to commercial retail activity), and the non-larceny crime rate. Track crime rate trends over time and City's ranking among Davis County cities.

Crime Rate/1,000 (from Crime in Utah Report)	CY 2012	CY 2013	CY 2014	CY 2015
Indexed crime rate (TYPE I)	30.55	31.39		
County Indexed crime rate (12 agencies)	21.11			
Rank in County	#2			
Larceny rate	25.49	27.33		
County Larceny rate	16.47			
Rate w/o Larceny	5.06	4.06		
County Rate w/o Larceny	4.64			
Rank in County w/o Larceny	#7			
Notes Re: Significant Issues/Trends	Larceny continues to rise and is directly associated with the retail sectors of the City.			

- Outcome—Are business owners/managers satisfied with police services? Conduct annual survey of business license holders (during renewal) to measure satisfaction. Only 7 responses from 2015 renewal; look for ways to increase # survey responses.

Business owner/manager satisfaction (annual)	CY 2012	CY 2013	CY 2014	CY 2015
Respondents			7	
How safe after-hours (1-Not Safe; 2-Somewhat; 3-Safe 4-Very)			2.6	
Police Presence (1-Inadequate; 2-Somewhat Adequate; 3-Adequate 4-Very)			2.4	
Police Responsiveness			NA	
Experience with Police			NA	

Parks, Recreation and Cemetery

- Output—Report annually the # park pavilion reservations; compare with prior years.

Park Pavilion Rentals	CY 2013	CY 2014	CY 2015	CY 2016
Total Reservations Made	225	203		
Freedom Hills		32		
Smoot		44		
Community		25		
Founders		47		
Porter-Walton		30		
Island View		25		

- Outcome—Are residents satisfied with condition of parks? Measure park users' satisfaction by surveying pavilion users immediately after their event via auto-generated email.

Park Conditions	CY 2013	CY 2014	CY 2015	CY 2016
Survey results 1 (poor) - 4 (excellent)				
Surveyed	NA	19		
Responses	NA	9		
Response Rate	NA	47%		
Ease of making reservation	NA	3.47		
Cleanliness of pavilion and park	NA	3.55		
Cleanliness of restrooms	NA	3.40		
Reserve a pavilion again?	NA	100%		

- Output—Report annually the # burials; compare with prior years.

Burials	CY 2013	CY 2014	CY 2015	CY 2016
Total burials	67	66		

- Efficiency—Are revenues offsetting costs for recreation, baseball and park concessions per the City Council's subsidy guideline? Calculate annually.

Revenues/Expenses	CY 2013	CY 2014	CY 2015	CY 2016
Overall revenue/expenses	$ (4,013.90)			
Recreation	$ (3,564.96)			
Baseball	$ (2,296.02)			
Concessions	$ 1,847.08			

- Efficiency--# seasonal maintenance manhours annually per acre of developed park; compare with prior years.

Maintenance	CY 2013	CY 2014	CY 2015	CY 2016
Seasonal man hours/landscaped acre (84.27 acres)	159.83	171.67		

- Output--# participants in recreation and baseball programs. Analyze possible causes of increases or decreases.

Recreation Participation	CY 2013	CY 2014	CY 2015	CY 2016
Recreation participants	1787	1749		
Baseball participants	341	348		

- Outcome—Is Recreation Program meeting desires of residents? Survey of participants' satisfaction for selected recreation programs.

Recreation Programs	CY 2013	CY 2014	CY 2015	CY 2016
Survey results for all programs (1-4 scale)				
Surveyed	NA	1,049		
Responses	NA	326		
Response Rate	NA	31.1%		
Ease of Registration	NA	3.44		
Recreation staff	NA	3.59		
Class time	NA	3.5		
Class day	NA	3.52		
Length of class	NA	3.43		
Length of session	NA	3.47		
Class materials	NA	3.6		
Class organization	NA	3.59		
Facilities	NA	3.67		
Overall experience	NA	3.49		

Kids Kamp	CY 2013	CY 2014	CY 2015	CY 2016
Surveyed	NA	76		
Responses	NA	26		
Response Rate	NA	34%		
Ease of Registration	NA	3.65		
Kamp staff	NA	3.81		
Kamp schedule	NA	3.69		
Knowledge of Program	NA	3.69		
Presentation of Program	NA	3.69		
Professional Attitude and Appearance	NA	3.73		
Overal Condition and Cleanliness	NA	3.81		
Condition of Equipment	NA	3.69		
Convenient Time and Location	NA	3.85		
Overall experience	NA	3.77		

- Outcome—Is baseball program being run effectively? Survey baseball coaches at end of season.Using Survey Monkey for this.

Baseball Program Effectiveness	CY 2013	CY 2014	CY 2015	CY 2016
Survey results (1-4 scale)				
Surveyed	NA	35		
Responses	NA	17		
Response Rate	NA	48.6%		
Comparison to other baseball programs	NA	3.38		
Ball field and park appearance	NA	3.19		
Cleanliness of restrooms	NA	3		
Umpires	NA	2.8		
Communication	NA	3.25		
Recommend Centerville baseball?	NA	94.1%		

- Outcome—Did Parks Dept. successfully meet critical deadlines for events using park facilities?

Event deadlines	CY 2013	CY 2014	CY 2015	CY 2016
Event notes				
Easter Egg Hunt	Met	Met		
Movies in the Park	Met	Met		
4th of July Festivities	Met	Met		
Trails Committee Events	Met	Met		
Pumpkin Party	Met	Met		
Festival of Lights	Met	Met		

Community Development

- Outcome—Are building inspections provided in timely manner? Report quarterly the percentage of inspections that were not provided by next business day (or within the requested time frame if requested more than 24 hours in advance).

Building Inspections	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Total number of inspections		202	189	216
% Inspections within 24 hours (or time requested)		90.6%	92.6%	93.5%

- Outcome—Are building plans being reviewed in timely manner? Report quarterly the compliance rate re turnaround goal of 14 business days—i.e. from initial receipt of plans to return of plans to applicant with review comments from Sunrise Engineering and City staff.

Building Plans	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Total number of plan reviews		27	39	36
% Reviewed within 14 business days		96.3%	97.4%	100.0%

- Input—Report quarterly the monthly cost of contract services for building plans review/building inspections.

Contracted Services (Sunrise)	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Building plan review/inspection costs	$ 21,614	$ 20,219	$ 18,347	$ 14,699

- Output—Report quarterly: 1) #building permits issued each month for new residential units (in 3 categories); 2) monthly permit revenue (only for plan review and building permits); and 3) monthly value of all construction permitted.

Building Permits	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Residential permits issued	2	-	3	3
Single	2	-	3	3
Duplex & Town Home	-	-	-	-
Multi	-	-	-	-
Permit Revenue (plan review & building permits)	$ 26,789	$ 78,016	$ 49,440	$ 49,044
Value of construction permitted	$ 2,064,286	$ 6,590,269	$ 3,656,506	$ 3,547,582

- Efficiency—Compare monthly and report quarterly the # hours of inspection and the average # inspections per hour for contract inspector (Sunrise Engineering). Review trend over time.

Inspections	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Hours of inspection	185.75	155.5	145.25	138.25
Inspections/hour	1.15	1.30	1.30	1.56

- Outcome—Are business licenses being issued promptly? Report quarterly the percent of new business licenses issued within 5 business days from receipt of application.

Business Licenses	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Licenses issued (new businesses)	25	20	19	19
% new licenses issued with 5 business days	100.0%	100.0%	89.5%	89.5%

- Outcome—Are reported code violations being investigated in timely manner? Report quarterly the percent of reported violations initially investigated within 7 calendar days of receipt of complaint.

Code Violations	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Code violations reported	2	15	8	2
% violations investigated within 7 days	100.0%	86.7%	100.0%	100.0%

Court

- Output—Report # citations filed with Court each month by CPD, DCSO and UHP. Track trends over time, comparing quarterly and annually with prior years.

Citations	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Total Citations	1,171	924	1,066	1,023
CPD	789	636	752	738
DCSO	15	18	14	29
UHP	361	263	293	250
Other	6	7	7	6

- Output—Report Court revenues quarterly and monitor trend over time and variations over time.

Revenue	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Court revenue	$ 120,875	$ 119,266	$ 122,337	$ 122,224

- Outcome—Are offenders being brought to justice? Track total # outstanding warrants at end of each quarter. Sort by warrant aging. Review trend over time and discuss concerns with Court staff and Judge.

Warrants	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Warrants Issued	37	82	89	73
Total outstanding warrants		825	837	866
Less than 1 year		61	99	162
1 to 2 years		124	121	194
3 to 5 years		219	214	222
6 to 9 years		357	349	245
10+ years		64	54	43

- Outcome—Are cases being disposed in timely manner? Review compliance with "Time to Disposition" goals for misdemeanors, small claims and traffic citations (as periodically reported by Utah AOC) and compare with other justice courts in County.

Statewide Justice Courts Time to Disposition Report[1]: November 30, 2014

	Misdemeanor				Small Claims				Traffic			
	Six Month View		Nine Month View		Six Month View		Nine Month View		Six Month View		Nine Month View	
Court Location	# of Cases Disposed	% of Cases Disposed Meeting Goal	# of Cases Disposed	% of Cases Disposed Meeting Goal	# of Cases Disposed	% of Cases Disposed Meeting Goal	# of Cases Disposed	% of Cases Disposed Meeting Goal	# of Cases Disposed	% of Cases Disposed Meeting Goal	# of Cases Disposed	% of Cases Disposed Meeting Goal
Davis County	**1,368**	**94%**	**2,128**	**93%**	**1,018**	**99%**	**1,908**	**90%**	**13,638**	**97%**	**21,345**	**96%**
Centerville	115	91%	183	92%	14	100%	18	100%	1,754	98%	2,697	97%
Clearfield	277	95%	461	94%	209	99%	310	99%	2,526	98%	4,261	97%
Clinton City	135	95%	207	92%	23	100%	41	98%	850	97%	1,293	96%
Davis County	443	96%	673	94%	496	99%	1,071	83%	4,694	95%	7,117	94%
North Salt Lake	107	83%	167	84%	35	100%	75	100%	851	97%	1,369	94%
South Weber	12	100%	22	100%	4	100%	4	100%	290	99%	444	98%
Sunset City	113	90%	160	90%	170	100%	266	100%	868	93%	1,412	91%
Syracuse City	85	98%	132	98%	9	100%	17	88%	762	99%	1,190	99%
Woods Cross	81	100%	123	98%	58	100%	106	100%	1,043	99%	1,562	97%
Duchesne County	**193**	**97%**	**294**	**98%**	**45**	**100%**	**62**	**100%**	**1,201**	**98%**	**1,750**	**98%**
Duchesne County	193	97%	294	98%	45	100%	62	100%	1,201	98%	1,750	98%

Whitaker Museum

- Output/Outcome?—Report quarterly the # museum visitors, # event participants and # volunteer hours; compare with same period or event in prior year; review trend over time.

Visitors	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Total Visitors	69	409	347	763
Museum Visitors	58	188	322	367
Event Visitors	11	221	25	396
Volunteers				
Docent Hours	239	309	229	114
Event Volunteer Hours	0	613	92	243
Whitaker Board Hours	57	72	391	186

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 8.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

BACKGROUND

The City Manager may report on several matters.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 9.

Short Title: City Council Liaison Report

Initiated By:

Scheduled Time: 9:25

SUBJECT

Councilman Wright re Whitaker Museum Board

RECOMMENDATION

BACKGROUND

Councilman Larry Wright is the City Council's liaison to the Whitaker Museum Board. He will provide an update of the Museum's activities.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 10.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:35

SUBJECT

a. Purchase of a 2015 Ford Explorer for Police Department

RECOMMENDATION

a. Approve purchase of a 2015 Ford Explorer for Police Department from Ken Garff Ford in the amount of $28,696.22.

BACKGROUND

a. This is first of three police vehicles to be purchased in FY 2015. This purchase and the other two that will be purchased in the future are expected to be within the total amount budgeted, after taking into account the trade-in of existing vehicles. See the attached memo with more explanation from Assistant Police Chief Paul Child.

ATTACHMENTS:

Description

D Paul Child Memo

C.P.D. Memo

To: Steve Thacker

From: Paul Child

Date: January 29, 2015

Re: Capital Equipment Order

The Police Department is requesting permission to order the first of three vehicles approved in the Police Department budget year 2014-15. The department is planning on trading in two vehicles which are currently in our fleet but are ready for replacement, these include a 2005 Explorer and a 2008 Taurus.

I have been working with Performance Ford in Bountiful and Ken Garff Ford in American Fork for quotes. Ken Garff has the State Bid Contract and therefore is the standard to measure against. For this purchase Ken Garff gave a quote based on state bid pricing that was significantly lower in price and higher trade in values when compared with Performance Ford. I am therefore requesting authorization to order the following vehicle from Ken Garff:

2015 Ford Explorer.....$28,696.22

This vehicle will be a standard civilian model but will be fitted with emergency lights and a radio for use by a detective. The cost to up-fit this vehicle will be considerably less than for a patrol vehicle.

In talking with Sergeant Steenblik about his needs he said that an Explorer is more practical as the SUV platform provides many advantages over a sedan. Our detectives carry a large amount of specialized equipment used for both investigation and patrol functions. For example, our detectives carry fingerprinting, DNA and blood collection kits, special photography cameras and associated equipment, crime scene processing kits, a variety of investigative forms, traffic cones, belly chains and leg restraints, roadway paint, tactical vest and helmet, patrol rifle and extra magazines, first aid kit, jump bag, and so on. The SUV will provide more space and easier access to this equipment and allow us to install a locking system for the patrol rifle. Detectives must also go where the crime occurs, which includes off road on the east bench and west side. A study has found that the number one significant work-related injury for police officers working out of a car is to the left knee. This is due to officers constantly getting in and out of low profile sedan type vehicles while carrying additional weight associated with their body worn equipment. The SUV is much safer and easier to enter and exit. It also has a much higher resale value at the end of our practical use cycle.

Please feel free to contact me if there are any questions regarding this request.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 11.

Short Title: Closed meeting, if necessary, for 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: 9:40

SUBJECT

RECOMMENDATION

At this time, staff is not aware of a need for a closed meeting, but the agenda allows for that possibility.

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 12.

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

Initiated By:

Scheduled Time: 9:40

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No. 13.

Short Title: Adjourn to RDA meeting

Initiated By:

Scheduled Time: 9:40

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/3/2015

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

D Newspaper article - Clipper - SUP gets peek at Centerville History

Steve Thacker
City Manager

Centerville City
Building & Safety Department

655 North 1250 West, Centerville, Utah 84014

Monthly Building Report for January 2015

Construction Type	# of Permits		YTD Structures		Average Home Cost		Construction Valuation	
	Month	YTD	# Units	# Bldgs	Month	YTD	Month	YTD
Single Dwellings	2	2	2	2	237,017.00	-	474,034.00	474,034.00
Duplexes / Town Homes	0	0	0	0			-	-
Apartments	0	0	0	0			-	-
Addition/Alteration/Repair	2	2					88,883.00	88,883.00
Power/Mech	3	3					-	-
Signage	3	3					13,674.00	13,674.00
Commercial/Tenant Finish	5	5					362,900.00	362,900.00
Detached Structure/Gar	1	1					74,004.00	74,004.00
Demolition	0	0					-	-
Pool	0	0					-	-
Miscellaneous	2	2					15,000.00	15,000.00
Total Permits Issued:	**18**	**18**			**Total Permitted Valuation:**		**1,028,495.00**	**1,028,495.00**

Building Permit Related Revenues	Monthly January 2015	Monthly YTD 2015	YTD Comparison January 2014	YTD Comparison YTD 2014
BUILDING	10,960.75	10,960.75	10,561.98	10,561.98
PLAN CHECK	3,749.60	3,749.60	4,702.68	4,702.68
ELECTRICAL	66.00	66.00	66.00	66.00
PLUMBING	-	-	-	-
MECHANICAL	132.00	132.00	594.00	594.00
GRADING	-	-	-	-
STATE SURCHARGE	111.59	111.59	112.22	112.22
WATER DEV.	2,026.00	2,026.00	2,026.00	2,026.00
WATER CONNECTION	12,364.00	12,364.00	2,997.81	2,997.81
WATER METER	430.00	430.00	195.00	195.00
STORM DRAIN	-	-	700.00	700.00
FIRE IMPACT	942.00	942.00	471.00	471.00
PARK IMPACT	4,114.00	4,114.00	2,057.00	2,057.00
DRIVE APPROACH	70.00	70.00	35.00	35.00
BOND	4,000.00	4,000.00	1,000.00	1,000.00
SPECIAL IMP DIST/REC	-	-	-	-
ENGINEERING	-	-	500.00	500.00
TV INSPECT DRAINS	-	-	-	-
LANDSCAPING BOND	-	-	-	-
Total Permits Related Revenue:	**$38,965.95**	**$38,965.95**	**$26,018.69**	**$26,018.69**

Date: Feb 2, 2015; Section: Obituaries; Page: 9A

UTOPIA ponders $10M windfall

By TIM GURRISTER
Standard-Examiner correspondent

The promising but long-struggling taxpayer-owned Internet access dream UTOPIA is facing a rare question: what to do with a sudden influx of cash — $10 million, to be exact.

A settlement in a 4-year-old lawsuit with the federal government over its failure to come though with multimillions in loans to finance the building of the statewide network was announced in November. The $10 million settlement check came this month, said Paul Isaac, UTOPIA's acting director.

"It has arrived," Isaac said. "There are all kinds of different options as to what to do with it."

It remains very much up in the air how the check will be divvied out.

A study committee has been formed by the board of directors, the body composed of officials from the 11 different cities that own UTOPIA, to explore how best to spend the $10 million. Options include paying back cities that have funded UTOPIA's operating shortfalls for years, as well as cities that paid legal fees for the lawsuit, plus continuing the build-out of the network's fiber-optic lines.

"I imagine each city has their thinking on that," Isaac said, likely the main topic of the next UTOPIA board meeting next Monday. UTOPIA stands for Utah Telecommunications Open Infrastructure Agency.

But the discussions will also be guarded, Isaac said, given the proprietary nature of the information, related to business strategies.

"It would be proprietary," he said, "since Comcast, CenturyLink, all our competitors, attend those meetings as well."

UTOPIA

In the past the goal of the high-speed Internet provider has been plotted at 153,000 subscribers. But less than 20,000 have been signed up through years of missteps and delays, the problems with the Rural Utilities Service agency that led to the lawsuit, officials say, chief among them. The six most active UTOPIA cities are Layton, Brigham City, Perry, Tremonton, Midvale and West Valley City, said Isaac, West Valley's assistant city manager.

"There are several possible plans," said Tom Peterson, a Brigham City councilman and the city's representative on UTOPIA's board. "Some are for revenue-generating projects only," he said, such as targeting more business customers instead of focusing on residential accounts.

"Commercial is always considered more profitable," Peterson said. "But a lot of cities want it to go for reimbursing their costs of covering the operational shortfalls."

In addition to the enormous bonding debt cities have incurred to finance UTOPIA since the late 1990s, UTOPIA has regularly had to return to city councils to ask for operating funds. Layton has been paying $200,000 or more a year for the shortfalls as well, probably the leader among the cities in providing those subsidies.

West Valley City and Layton are each paying roughly $2 million a year for their UTOPIA bonds, which all 11 cities committed to in starting the Internet agency, bonds which typically run another 25 years or more. Brigham City pays $435,000 a year for its bonds, for example, while Perry is committed to just over $100,000 annually.

"I don't think that's going to happen," Layton Mayor Bob Stevenson said of the possible reimbursement of cities that covered operation costs. "I don't know what our strategy is on that," said Steve Garside, assistant city attorney.

"But it's all up in the air," said Stevenson. "We want to use the money as wisely as possible."

Tremonton officials said they never joined other cities in covering operational shortfalls or funding the lawsuit, so reimbursement is not an issue for Tremonton. "I think some

See UTOPIA, Page 12A

Date: Feb 2, 2015; Section: Opinion; Page: 12A

Utopia

From 9A

reimbursement will be going to the cities for the lawsuit," Mayor Roger Fridal said.

City Manager Shawn Warnke said his understanding is UTOPIA favors continuing the build-out with the settlement money, which will generate revenue, rather than reimbursements to cities for covering operational costs.

"Obviously, some of it will go to continuing the build-out," Garside echoed

amilies of faith and
urally accept the faith
grow up with.
Life has a way of chal-
ging our faith from
e to time.
Some of us have had
faith rocked; others
ow close friends and
nily members who
e moved away from
elief in God for one
son or another.
Others of us in our
nmunity have never
lly had faith to begin
h.
No matter where you
personally, most of us
forced, at some point,
ind answers to some
gh questions like: Are
re good reasons to
nk a God exists. Is the
and suffering we see
he world proof that an
good and all-powerful
d exists?
To help answer these
stions, this February,
Bridge Community
hold a four-week
sh course in natural
ology called "The God
estion."
Natural theology is a
nch of theology that
ks to discover what
be known about God
rt from revelation.
s is important because
must already believe
d exists to trust revela-
n.
Natural theology, on
other hand, provides
lid, non self-refer-
al starting point for
ef in God. This helps
believer become
e assured of their be-
in God, and helps the
-believer find rational

Community, 200 E. Pages Lane, in Centerville, just east of Deseret Industries, starting Feb 8.

The class is offered free of charge, and you may register at *www.thebridgeutah.org*.

Throughout the class you will learn to rationally advance key truths about God and His attributes, as well as defend important truths about God from common objections.

We will cover basic theistic arguments like: the cosmological argument, the moral argument, the fine tuning argument, and others.

Through instruction, detailed notes, and role-play in class, you will be equipped and challenged to take this information use it to help move others (or yourself) closer to faith in God.

The class is open to people from all walks of life. You do not need to be a member of a particular religion to attend. In fact, you do not need to be religious at all.

We think this class will be valuable whether you currently believe God exists, if you are unsure at the moment, or if you believe that He does not. The class will be respectful in tone, and open to questions. We hope you will join us.

The Rev. Loren Pankratz is pastor at the Bridge Community in Centerville

Clipper 1/29/15

SUP gets peek at Centerville history

BY MELINDA WILLIAMS
mwilliams@davisclipper.com

BOUNTIFUL — Come May, Centerville residents will have their first peek at the new Centerville history book that's "full of interesting tidbits" about the city, according to its publisher.

Next week, members of the Centerville chapter of the Sons of the Utah Pioneers will hear a little about the book and a few of those "tidbits" when publisher Lloyd Carr speaks at the Feb. 3 dinner meeting of the chapter at 6:30 p.m. the Wight House Reception Center, 95 N. Main, Bountiful.

The meeting is open to the public. Dinner is $12.50 per person. Non-members who wish to attend should contact Lynn Cook at 801-292-2491 for reservations.

Carr, who was born and raised in Centerville, has worked with Centerville City to produce the book in time for the city's centennial on May 17, 2015. The book, a 9x12 coffee table size, is a "history book with pictures," Carr said.

It had 10 local writers and an editor and is 14 chapters.

LLOYD CARR will speak to the Centerville chapter of the Sons of the Utah Pioneers.
Courtesy photo

Carr contacted Mary Ellen Smoot, who wrote a history of Centerville called "City In Between," and the two decided that since her book was published years ago, "There had been a lot of water under the bridge," Carr said.

At that point a committee came together to preserve the city's history, Carr said, and the book began to take form. That was a couple of years ago.

Carr said he had requests for the book before Christmas, but had to tell them it wasn't ready for publication.

It will be released on May 17, the anniversary of the date Centerville was incorporated in 1915.

"It will be unveiled during an event held on Sunday, May 17, that will include a fireside," Carr said.

Carr is president and CEO of Carr Printing, a company that has been in business since 1890.

He graduated from Bountiful High School and attended Brigham Young University, graduating with honors with a degree in business administration. He worked at BYU Press during those years.

He has served many leadership positions within The Church of Jesus Christ of Latter-day Saints including in bishoprics and high council. He served a mission

Missionary deadline:

Thursday, 5 p.m.

one week prior to publication

Interfaith activities planned

SALT LAKE CITY — The annual Interfaith Month, hosted by the Interfaith Roundtable, is now the Interfaith Season, with events planned between Feb. 2 and March 22.

Events planned for the first week of February include an open house/tour of Family Promise, a Salt Lake Interfaith family shelter that houses homeless participants in various churches, including Bountiful Community Church as they help participants get back on their feet. The open house will be on Monday, Feb. 2, from 5:30-7:30 p.m. at 814 W. 800 South in Salt Lake City.

Also on Feb. 2, the Third Annual Neale Nelson Memorial Lecture: "Heretics and Infidels, the Changing Landscape of Religious Diversity," begins at noon at the University of Utah's J. Willard Marriott Library, Gould Auditorium, level 1. The speaker will be Brian D. Birch, Ph.D, director of Religious Studies at Utah Valley University.

All events are free and open to the public

Print

Bill Would Require Political Candidates to Disclose Criminal and Financial Information

Written by Bob Bernick on 02 February 2015. Posted in Today At Utah Policy

A Utah County Commission candidate who didn't tell voters he had a bankruptcy in his background "was the straw that broke the camel's back" for state Rep. David Lifferth.

Greg Graves won a Utah County commission seat last November despite a bitter write-in campaign by Bill Freeze, a fellow Republican.

After Graves won the Republican Party's nomination, news came out about his previous two personal bankruptcies – news some Utah County Republicans wanted to know about before Graves won his party's nomination in the county convention – beating a sitting county commissioner.

That news led to Freeze's running a write-in campaign – which saw Freeze get the most write-in ballots ever counted in Utah County.

So clearly there was some GOP voters' dissatisfaction with Graves – but nothing could be done about it after Graves won the Republican nomination.

So, Lifferth, R-Eagle Mountain, has filed HB100 – which says when a candidate files for office he has to disclose various criminal and financial histories.

"I have nothing against" Graves, said Lifferth.

But the representative does believe that citizens and voters should know some relevant facts about a candidate – especially before he goes before party convention delegates and/or primary voters to win his party's nomination.

You can read HB100 here.

Utah is overwhelmingly Republican, and in many areas of the state – like Utah County – having an "R" after your name on the ballot means you win.

Utah County has not elected a Democrat to any county or state office in years.

HB100 says at the candidate filing deadline, all candidates have to list whether they have ever been charged with, or convicted of, a felony or a Class A or B misdemeanor – and give specifics of the charges and outcomes.

Also, if the candidate has ever had a protective order issued against him or her or whether they have filed for bankruptcy.

If the person has had his criminal record expunged, then that information is not to be listed.

Lifferth said not only is it important that voters know this information about a candidate, but by making such information public – as part of a candidate's filing process – it will stop "negative campaigning" later by opponents of the candidate.

And, Lifferth hopes, such publicity early on may mean the candidate's past won't be part of the campaign.

The filings are public information and must appear on the county clerk's or State Election Office web sites.

If a candidate fails to file such information – and it is found out later, perhaps as part of the campaign – then the candidate can be fined $100 and the fine and the reason for it is to be public on the clerk's or state office web site.

Of course, not said by Lifferth, is that when a possible candidate learns his criminal or financial history must be disclosed, he may not file in the first place.

And so there would be a natural weeding out process.

Utah law doesn't allow, except in several specific cases, for a candidate to get out of a race after he's become a party nominee and replaced on the ballot.

He can quit campaigning, but the party can't replace him or her on the ballot.

The current candidate removal method was adopted years ago after some parties started running "shadow" candidates – one of whom would win the nomination, then get out of the race and party delegates would pick the real person that was wanted all along – giving an unfair advantage to that candidate who didn't have to campaign or be publicly examined by the media and citizens for as long as the other party's candidate.

In 1990, the two GOP candidates on the 3rd Congressional District primary ballot ran one of the most negative, accusatory campaigns seen in the state.

Both sides actually hired private investigators to look into the past of the other candidate, chewing each other up.

If in place, some of the information that came out in that negative primary race could have been disclosed at the time of candidate filing (some failed business dealings) – or perhaps one or both of the candidates wouldn't have gotten into the race in the first place.

"I think we can stop some negative campaigning" through his bill, said Lifferth.

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:40 PM ON FEBRUARY 3, 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 Time: - The times shown below are tentative and are subject to change during the meeting.

A. NEW BUSINESS

1. Approve request from CenterPoint Theatre to install partition in lobby of the Performing Arts Center

B. ADJOURNMENT

Steve H. Thacker
Executive Director

Steve Thacker
City Manager

Centerville City
Building & Safety Department

655 North 1250 West, Centerville, Utah 84014

Monthly Building Report for January 2015

Construction Type	# of Permits		YTD Structures		Average Home Cost		Construction Valuation	
	Month	YTD	# Units	# Bldgs	Month	YTD	Month	YTD
Single Dwellings	2	2	2	2	237,017.00	-	474,034.00	474,034.00
Duplexes / Town Homes	0	0	0	0			-	-
Apartments	0	0	0	0			-	-
Addition/Alteration/Repair	2	2					88,883.00	88,883.00
Power/Mech	3	3					-	-
Signage	3	3					13,674.00	13,674.00
Commercial/Tenant Finish	5	5					362,900.00	362,900.00
Detached Structure/Gar	1	1					74,004.00	74,004.00
Demolition	0	0					-	-
Pool	0	0					-	-
Miscellaneous	2	2					15,000.00	15,000.00
Total Permits Issued:	**18**	**18**				**Total Permitted Valuation:**	**1,028,496.00**	**1,028,496.00**

Building Permit Related Revenues	*Monthly*		*YTD Comparison*	
	January 2015	*YTD 2015*	*January 2014*	*YTD 2014*
BUILDING	*10,960.76*	*10,960.76*	*10,561.98*	*10,561.98*
PLAN CHECK	*3,749.60*	*3,749.60*	*4,702.68*	*4,702.68*
ELECTRICAL	*66.00*	*66.00*	*66.00*	*66.00*
PLUMBING	-	-	-	-
MECHANICAL	*132.00*	*132.00*	*594.00*	*594.00*
GRADING	-	-	-	-
STATE SURCHARGE	*111.59*	*111.59*	*112.22*	*112.22*
WATER DEV.	*2,026.00*	*2,026.00*	*2,026.00*	*2,026.00*
WATER CONNECTION	*12,364.00*	*12,364.00*	*2,997.81*	*2,997.81*
WATER METER	*430.00*	*430.00*	*195.00*	*195.00*
STORM DRAIN	-	-	*700.00*	*700.00*
FIRE IMPACT	*942.00*	*942.00*	*471.00*	*471.00*
PARK IMPACT	*4,114.00*	*4,114.00*	*2,057.00*	*2,057.00*
DRIVE APPROACH	*70.00*	*70.00*	*35.00*	*35.00*
BOND	*4,000.00*	*4,000.00*	*1,000.00*	*1,000.00*
SPECIAL IMP DIST/REC	-	-	-	-
ENGINEERING	-	-	*500.00*	*500.00*
TV INSPECT DRAINS	-	-	-	-
LANDSCAPING BOND	-	-	-	-
Total Permits Related Revenue:	***$38,965.95***	***$38,965.95***	***$26,018.69***	***$26,018.69***

Print

Bill Would Require Political Candidates to Disclose Criminal and Financial Information

Written by Bob Bernick on 02 February 2015. Posted in Today At Utah Policy

A Utah County Commission candidate who didn't tell voters he had a bankruptcy in his background "was the straw that broke the camel's back" for state Rep. David Lifferth.

Greg Graves won a Utah County commission seat last November despite a bitter write-in campaign by Bill Freeze, a fellow Republican.

After Graves won the Republican Party's nomination, news came out about his previous two personal bankruptcies – news some Utah County Republicans wanted to know about before Graves won his party's nomination in the county convention – beating a sitting county commissioner.

That news led to Freeze's running a write-in campaign – which saw Freeze get the most write-in ballots ever counted in Utah County.

So clearly there was some GOP voters' dissatisfaction with Graves – but nothing could be done about it after Graves won the Republican nomination.

So, Lifferth, R-Eagle Mountain, has filed HB100 – which says when a candidate files for office he has to disclose various criminal and financial histories.

"I have nothing against" Graves, said Lifferth.

But the representative does believe that citizens and voters should know some relevant facts about a candidate – especially before he goes before party convention delegates and/or primary voters to win his party's nomination.

You can read HB100 here.

Utah is overwhelmingly Republican, and in many areas of the state – like Utah County – having an "R" after your name on the ballot means you win.

Utah County has not elected a Democrat to any county or state office in years.

HB100 says at the candidate filing deadline, all candidates have to list whether they have ever been charged with, or convicted of, a felony or a Class A or B misdemeanor – and give specifics of the charges and outcomes.

Also, if the candidate has ever had a protective order issued against him or her or whether they have filed for bankruptcy.

If the person has had his criminal record expunged, then that information is not to be listed.

Lifferth said not only is it important that voters know this information about a candidate, but by making such information public – as part of a candidate's filing process – it will stop "negative campaigning" later by opponents of the candidate.

And, Lifferth hopes, such publicity early on may mean the candidate's past won't be part of the campaign.

The filings are public information and must appear on the county clerk's or State Election Office web sites.

If a candidate fails to file such information – and it is found out later, perhaps as part of the campaign – then the candidate can be fined $100 and the fine and the reason for it is to be public on the clerk's or state office web site.

Of course, not said by Lifferth, is that when a possible candidate learns his criminal or financial history must be disclosed, he may not file in the first place.

And so there would be a natural weeding out process.

Utah law doesn't allow, except in several specific cases, for a candidate to get out of a race after he's become a party nominee and replaced on the ballot.

He can quit campaigning, but the party can't replace him or her on the ballot.

The current candidate removal method was adopted years ago after some parties started running "shadow" candidates – one of whom would win the nomination, then get out of the race and party delegates would pick the real person that was wanted all along – giving an unfair advantage to that candidate who didn't have to campaign or be publicly examined by the media and citizens for as long as the other party's candidate.

In 1990, the two GOP candidates on the 3rd Congressional District primary ballot ran one of the most negative, accusatory campaigns seen in the state.

Both sides actually hired private investigators to look into the past of the other candidate, chewing each other up.

If in place, some of the information that came out in that negative primary race could have been disclosed at the time of candidate filing (some failed business dealings) – or perhaps one or both of the candidates wouldn't have gotten into the race in the first place.

"I think we can stop some negative campaigning" through his bill, said Lifferth.