



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

Tamelyn Fillmore

John T. Higginson

Stephanie Ivie

Lawrence Wright

City Manager

Steve H. Thacker

NOTICE:

MARCH 17, 2015

THE JOINT CITY COUNCIL/PLANNING

COMMISSION WORK SESSION

SCHEDULED FOR 5:00 P.M. TONIGHT

WILL NOT BE HELD. THE REGULAR CITY COUNCIL MEETING WILL BEGIN

AT ITS REGULAR TIME, 7:00 P.M.



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interoffice MEMORANDUM

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager *S. Thacker*
subject: City Manager's Summary of March 17, 2015 Council Meeting
date: March 13, 2015

5:00 Work Session with Planning Commission

The City Council and Planning Commission will meet together in a work session at 5 p.m. to discuss the Planning Commission's recommended priorities relating to community planning and development. The Commission had their own work session on March 11 to agree on their recommendations, which are in the staff report. Dinner will be available beginning at 4:45 p.m. While the group eats, Blaine Lutz, Finance Director/Assistant City Manager, will provide a briefing about the potential role of the Redevelopment Agency as a partner in achieving community development goals. The group will then discuss the Commission's recommended priorities as well as potential community planning/development goals identified by Council Members during their current goal-setting process (these will be available for the work session).

7:00 Regular City Council Meeting

- E.1. Minutes Review and Acceptance** – The minutes of several meetings need to be approved, including the minutes of the February 17 meeting. The approval of those minutes were tabled at the March 3 meeting to allow some detail to be added under the Mayor's Report about UTOPIA.
- E.2. Public Hearing—Park Hills Subdivision Phase 3** – This involves the creation of two single-family home lots and a remnant parcel. The Planning Commission unanimously recommended approval.
- E.3. Potential Extension of Solid Waste Contract** – Ace Disposal met with the City Council in a work session on March 3 and expressed a desire to continue providing service despite the expiration of their contract. Council agreed to postpone a decision about an extension until the March 17 meeting to allow staff to gather and analyze comparative data from other South Davis cities. Staff have not yet completed their analysis, but intend to present the data and make a recommendation at the Council meeting.

- E.4. Drainage Fees** – At their March 3 meeting, the City Council directed staff to prepare a Resolution for consideration at this meeting, increasing Drainage Utility fees effective June 26, 2015, in accordance with Scenario A. This scenario assumes no new debt would be issued—i.e. the \$6.3 million in capital projects (including many drainage pipe replacements) recommended in the Drainage Master Plan over the next ten years would be paid for entirely with revenue collected during that period. This requires the current fees to be more than doubled, as shown in the staff report. These fees--known as “drainage utility” and “subsurface drain” fees on the monthly utility bill—have not been increased since initially imposed in 1999 and 2001, respectively. Although the higher fees will become effective June 26, these will first appear on utility bills at the end of July.

In addition to approving these fee increases, the Council will be asked to approve an amendment to the Subdrain District Map to include seven homes that meet the criteria for being included in the District and should be paying the higher subsurface drain fee (i.e. \$6 instead of \$2 per month according to the current fee schedule).

- E.5. Energy Savings Proposal and RMP Incentives** – Randy Randall, Public Works Director, continues to look for ways to reduce the City’s power costs for operating the culinary water system. Rocky Mountain Power (RMP) has offered a financial incentive to implement Randy’s current proposal relating to the power usage at pump stations. In addition, Randy recommends the City accept another incentive from RMP to convert parking lot lights at Freedom Hills Park to LED lighting. His memo attached to the staff report provides the details of his proposals and RMP’s incentives.
- E.6. Vacation of Portion of 500 East Street** – Staff put a stop work order on the construction of a retaining wall being built on 500 East Street because it encroaches into the City right-of-way without a permit. After considering the options for resolving this matter, staff recommend a portion of the right-of-way be vacated to two adjacent property owners. Staff do not perceive any harm to the public or other parties by this action, and this would relieve the City of potential liability if this retaining wall remained in the City’s right-of-way. The property owners would pay all direct costs associated with this vacation procedure, which is anticipated to be several thousand dollars (for surveying, legal description, plat, public notices, etc.). Before the property owners proceed to incur that cost, however, staff recommend the Council indicate whether they support this solution; then the Council would take formal action in a later meeting at the conclusion of the legally required process.
- E.7. Discuss Vote By-Mail Option for City Election** – Brian McKenzie, County Elections Manager, will explain the option of Centerville conducting its next election “vote by-mail”. Davis County conducted a vote by-mail election last year. Cities must decide by April 1 how they want to conduct their elections later this year.
- E.8. Briefing on South Main Street Corridor Plan** – Earlier today, Councilmembers Wright and Ivie requested an addition to the agenda--a short briefing on the current South Main Street Corridor Plan, as contained in the City’s General Plan and Zoning Ordinances. The City Attorney advises in the staff report that this briefing needs to respect some guidelines in light of the pending application for amendments to the South Main Street Corridor Plan. Due to the many other business items on the agenda, only 15 minutes is reserved for this briefing.
- E.9. Fencing on Pedestrian Bridge and along Parrish Lane** – In earlier meetings, the City Council and RDA Board agreed to upgrade the fencing on the pedestrian bridge being constructed as part of the I-15 South Davis Project, as well as the fencing to be installed along a sidewalk to be added to the

north side of Parrish Lane down to 1250 West. To authorize these "betterments" to be done by the I-15 contractor, the City Council needs to approve a Betterment Agreement (providing for the construction and funding) as well as a Maintenance Agreement (assigning long-term maintenance responsibility for these betterments to Centerville City). In an RDA meeting following the Council meeting, the RDA Board is expected to authorize the funding for these betterments, which will be paid for with RDA tax increment revenue from the existing redevelopment project areas.

- E.10. Financial Report** – Blaine Lutz will answer questions about the enclosed financial report for the 8-month period ending February 28, 2015.
- E.11. Mayor's Report** – Mayor Cutler may report on some of the bills passed in the recent Legislative Session that have impact on Centerville.
- E.12. City Manager's Report** – I will provide updates regarding the I-15 South Davis Project and the recent good news that UDOT has decided to proceed with the installation of traffic signals at the intersection of Parrish Lane and 1250 West.
- E.13. Miscellaneous Business** – Councilmembers should note the registration deadline for the ULCT conference in St. George. Staff will also provide the Council a draft of the next City newsletter and a deadline for review comments.
- E.14. Closed Meeting, if needed** – I do not know of a need for a closed meeting, but the agenda allows for that possibility.
- E.15. Appointments to Committees/Boards** – Mayor Cutler may recommend appointments.
- E.16. Redevelopment Agency (RDA) Meeting**
Following the regular City Council meeting, the Council will adjourn into an RDA meeting to approve funding for the pedestrian bridge/Parrish Lane fencing upgrade that is the subject of item #9 on the regular council meeting agenda.

Potential Agenda Items for April 7, 2015 City Council meetings (subject to change):

- Public Hearing – Zoning Code Text Amendment – Chapter 12-48, South Main Street Corridor
- City Council Liaison Report - Councilman Ken Averett re Citizen Corps Council/Emergency Management and Davis Chamber of Commerce
- Legacy Parkway Trail Connection Maintenance Agreement

mlm

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, MARCH 17, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.

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

Time:

5:00 Joint City Council/Planning Commission work session re Community Development work plan priorities

7:00 A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Steve Thacker, City Manager

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 801-295-3477, 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

February 17, 2015 meeting; February 24, 2015 Special meeting; March 3, 2015 work session and regular Council meeting

7:10 2. Public Hearing – Park Hills Subdivision Phase 3 – Final Subdivision Plat Consider Final Plat for the Park Hills Subdivision Phase 3 located at approximately 2130 North Rock Manor Drive – Daren & Kara Burnett and Rock Manor Trust, Applicants

(OVER)

- 7:20 3. Potential extension of solid waste contract with Ace Disposal
- 7:40 4. Drainage Fees
a. Amend Subdrain District Map – Resolution No. 2015-03
b. Amend City Fee Schedule re Drainage Utility Fees – Resolution No. 2015-04
- 7:50 5. Energy savings proposal and incentive offer from Rocky Mountain Power for water system pumping and park lighting
- 8:00 6. Discuss vacation of portion of right-of-way on 500 East Street
Discuss proposed vacation of a portion of 500 East located within the Panorama Subdivision No. 2
- 8:10 7. Discuss Election procedures and consider vote by-mail – Presentation by Brian McKenzie, County Elections Manager
- 8:25 8. Short Briefing on Current South Main Street Corridor Plan
Short briefing and recap of the current provisions of the South Main Street Corridor Plan as set forth in Section 12-480-7 of the General Plan and Chapter 12-48 of the Zoning Code
- 8:40 9. Fencing on pedestrian bridge and along north side of Parrish Lane
a. Betterment Agreement with UDOT
b. Maintenance Agreement with UDOT
- 8:50 10. Financial Report for 8-month period ending February 28, 2015
- 9:00 11. Mayor's Report
a. Legislative update
- 9:10 12. City Manager's Report
a. I-15 South Davis Project update
b. Traffic signal at 1250 West/Parrish Lane intersection
- 9:20 13. Miscellaneous Business
a. Utah League of Cities & Towns Mid-Year Conference in St. George, April 8-10, 2015
b. Deadline for reviewing newsletter draft
- 9:30 14. 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
- 9:30 15. Possible action following closed meeting, including appointments to boards and committees
- 9:30 16. Adjourn to RDA meeting

F. ADJOURNMENT

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

Marsha L. Morrow, MMC
Centerville City Recorder

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- | | | |
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**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No.

Short Title: Joint City Council/Planning Commission work session re Community Development work plan priorities

Initiated By: City Council

Scheduled Time: 5:00

SUBJECT

RECOMMENDATION

Discuss with the Planning Commission their recommended priorities relating to community planning and development.

BACKGROUND

This joint work session of the City Council and Planning Commission is a part of a more comprehensive process for the City Council to set goals for the coming year(s). This work session will focus on community planning and development priorities. The Commission had their own discussion about priorities in their work session on March 11. Their recommended priorities are expressed in the attached memo from Cory Snyder. At the beginning of the work session, while the group is eating dinner, Blaine Lutz will provide a briefing on the role of the Redevelopment Agency as a potential partner in achieving community development goals.

ATTACHMENTS:

Description

- ☐ 3-11-15 CC Staff Report 2015-16 Work Program PC Goals
- ☐ RDA Summary
- ☐ CDA's
- ☐ Pages Lane

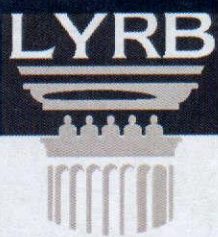
**CITY COUNCIL TRANSMITTAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: MARCH 12, 2013
TO: STEVE THACKER, CITY MANAGER
FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNING COMMISSION REVIEW OF WORK PROGRAM
COMMISSION'S RECOMMENDED PRIORITIES

BACKGROUND

On March 11, 2013 in preparation of the Joint Work Session scheduled for March 17th, the Planning Commission reviewed previous work program and goals. The Commission identified what they thought were the four (4) top most projects that should be considered by the City Council.

- a. ***West Centerville Neighborhood Plan (High Priority)*** - a plan should be developed and adopted to guide the future land use for the area
- b. ***Re-development of Pages Lane (old Dick's Market area)*** – The Zoning for the area should be assessed to identify opportunities to facilitate more immediate reuse.
- c. ***Comprehensive City Trails & Pathways Element*** – ensure that such facilities are developed and implemented in a coordinated manner.
- d. ***Re-write of the City's Subdivision Ordinance (a staff recommendation)***– Recently, the state has made several significant amendments to such statutes and other changes are needed to bring the regulations up to date (e.g. public notice and hearings), as previously done with portions of the Zoning Ordinance



COMMUNITY DEVELOPMENT AND RENEWAL AGENCIES

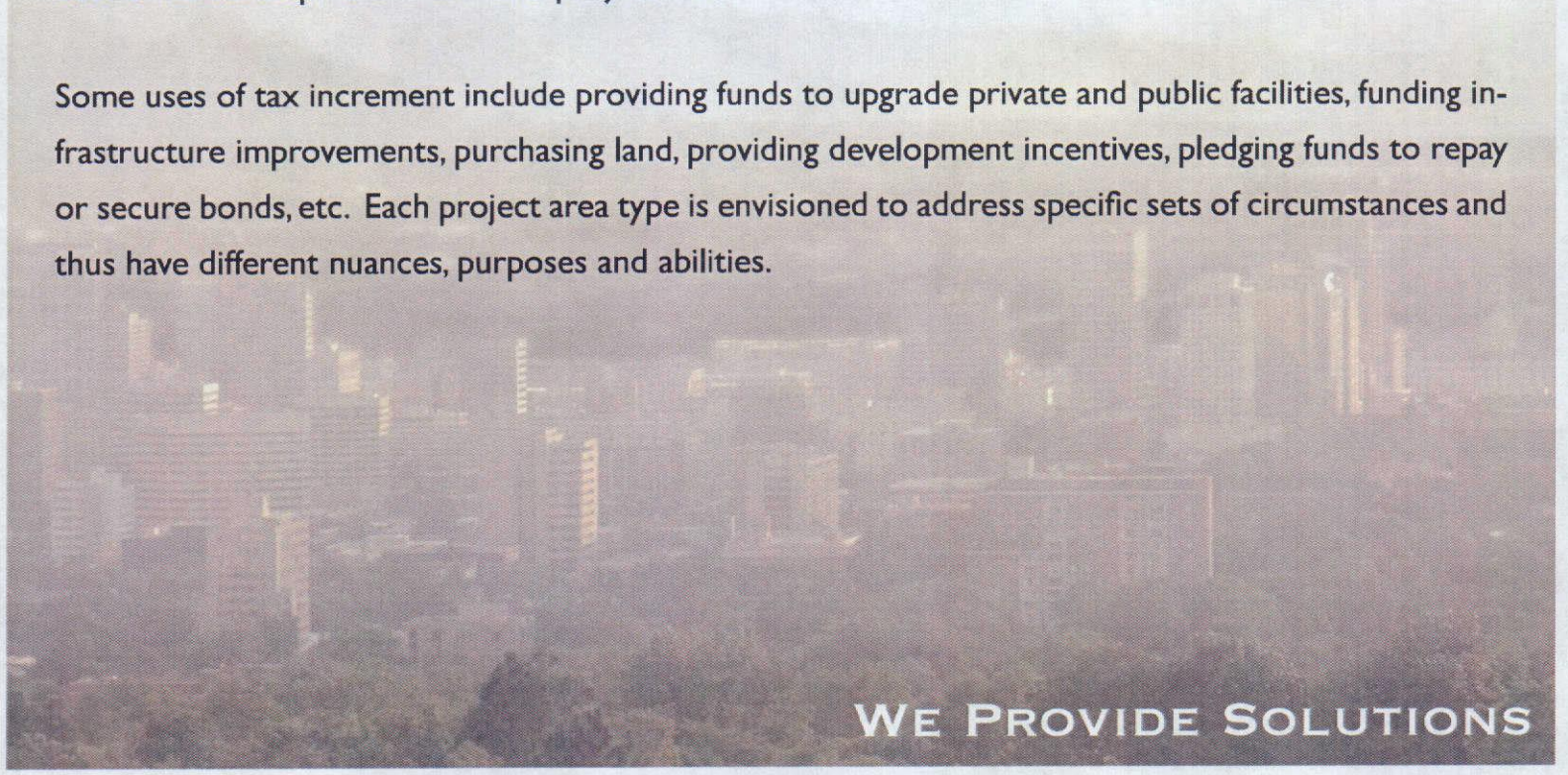
SUMMARY OF PROJECT AREA TYPES

Under Utah Code 17C "Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act," Utah's local governments have the authority to conduct economic development activities within their communities through their Redevelopment Agencies. Under the act, agencies are allowed to create three types of project areas: 1) Community Development Areas (CDAs), 2) Economic Development Areas (ERAs), and 3) Urban Renewal Areas (URAs).

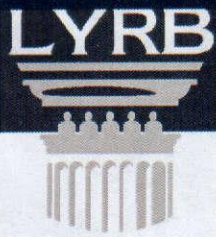
GENERAL PROVISIONS

Generally, all project areas function under a few basic principals. All provide an ongoing funding mechanism from property and sometimes sales taxes within a geographic area designated as a project area. A base year value is established and taxing entities continue to receive their respective property tax collections from that base year value. Any additional taxable value and the associated property taxes generated from development within the project area are then made available to agencies to conduct economic development within the project area.

Some uses of tax increment include providing funds to upgrade private and public facilities, funding infrastructure improvements, purchasing land, providing development incentives, pledging funds to repay or secure bonds, etc. Each project area type is envisioned to address specific sets of circumstances and thus have different nuances, purposes and abilities.



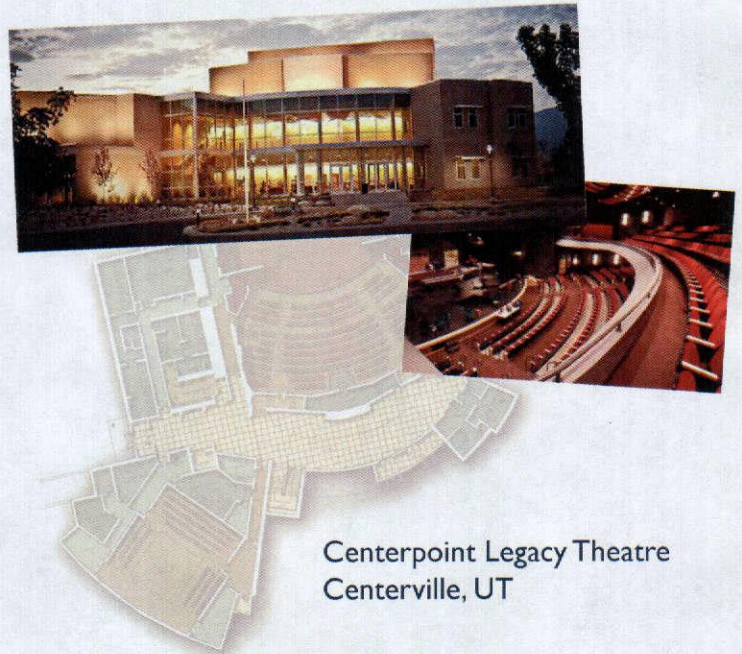
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URA

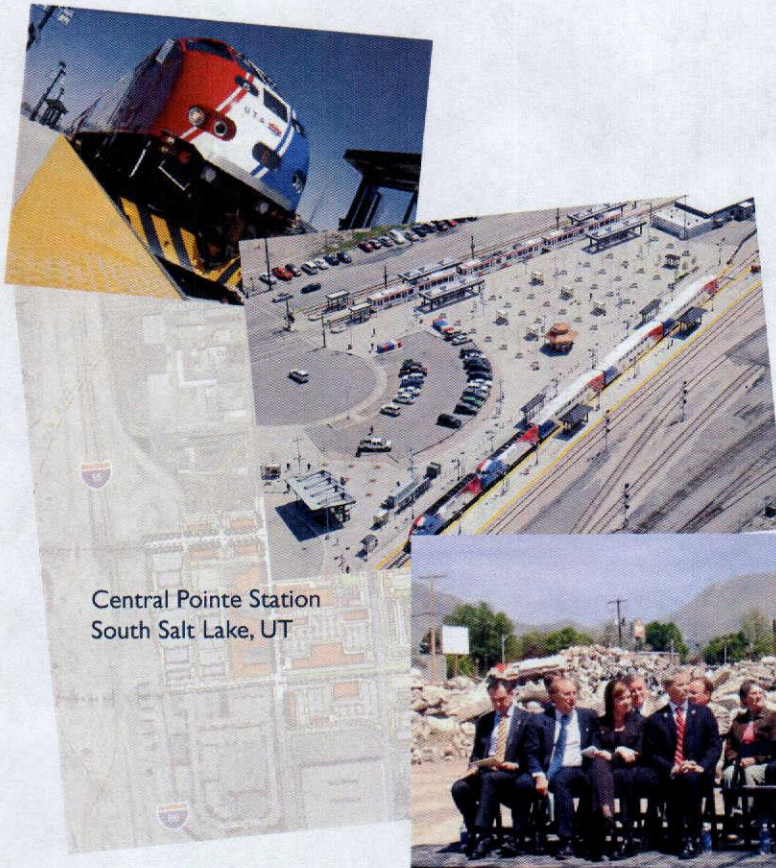
Urban Renewal Project Area

An Urban Renewal Project Area (URA) is created for the purpose of eliminating blight in a specific area. In order to create a URA, the agency must perform a blight study. Some of the general criteria for blight include: dilapidated buildings, noncompliant land and building uses, high vacancy, criminal activity, etc. Property owners have the right to comment on blight conditions at a blight hearing.



Centerpoint Legacy Theatre
Centerville, UT

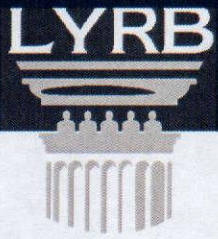
The project area budget for a URA must be approved by a taxing entity committee (TEC) which is composed of various members who levy a tax within the project area. The TEC must approve participation for all entities by a two-thirds vote. URAs also have a limited ability to use eminent domain.



Central Pointe Station
South Salt Lake, UT



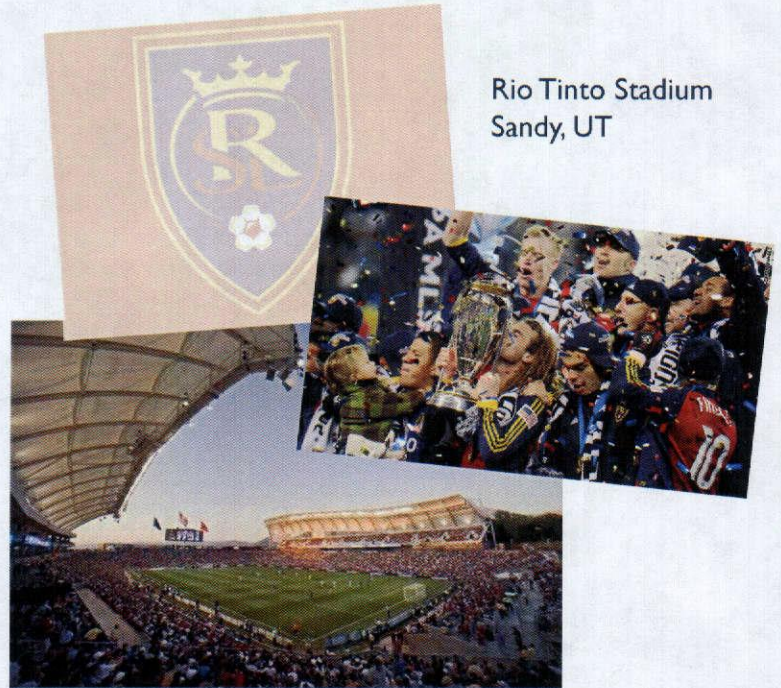
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CDA

Community Development Project Area

A Community Development Project Area (CDA) is an economic development tool which allows a city to capture a specified portion of the property taxes from new growth in a specific geographic location. These incremental taxes can be used to promote economic development within the area through such things as the funding of public infrastructure, development incentives, land acquisition, etc.



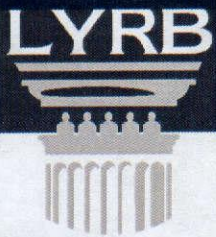
Rio Tinto Stadium
Sandy, UT



Megaplex 14 Legacy Crossing
Centerville, UT

CDAs provide a great amount of flexibility in regard to sources and uses of funds and participation levels by taxing entities. A CDA can be used for most types of projects including mixed-use, retail, commercial, office, industrial, etc. The Agency has the ability to capture and utilize both sales and property tax increment. CDAs have been used extensively in Utah since their creation several years ago.

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EDA

Economic Development Project Area

An Economic Development Project Area (EDA) is often used by a community when focusing on development related to job growth. Generally, tax increment is only remitted to the agency from non-retail uses. Like the URA, the project area budget must be approved by a taxing entity committee. An EDA does not have the use of eminent domain.

An EDA is often used to assist a large project to locate in a community such as the Proctor and Gamble development in Box Elder County, or the new ATK facility in Clearfield.

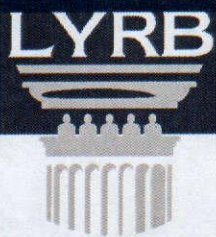


ATK
Clearfield, UT

Proctor & Gamble Plant
Box Elder, UT



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LYRB has assisted many communities in facilitating economic development through all of the project area types described above. Feel free to contact us at any time with questions or to discuss any specific projects for which one of these tools might be beneficial.

ECONOMIC DEVELOPMENT EXPERIENCE

CENTERVILLE CITY LEGACY CROSSING CDA, 2012

CENTERVILLE CITY MTC PROJECT DEVELOPMENT, 2012

NORTH SALT LAKE ORBIT EDA, 2012

SOUTH SALT LAKE STREET CAR CDA, 2012

SOUTH SALT LAKE GRANITE HIGH CDA, 2012

WOODS CROSS LEGACY GATEWAY MASTER DEVELOPMENT, 2012

REVIEW OF SNOW BASIN COST BENEFIT ANALYSIS, 2012

DIXIE METROPOLITAN PLANNING ORGANIZATION
TRANSIT SERVICE STUDY, 2012

SOUTH JORDAN ECONOMIC STRATEGIC PLAN, 2011-
2012

CENTERVILLE CITY PARRISH CREEK EDA, 2011

SANDY CITY UNION HEIGHTS CDA, 2011

KAYSVILLE ECONOMIC ANALYSIS (SALES TAX LEAKAGE
AND ECONOMIC SUSTAINABILITY ANALYSIS), 2011

TOOELE REGIONAL ECONOMIC IMPACT OF TOOELE
CHEMICAL DEPOT CLOSURE, 2011

NEPHI GENERAL PLAN UPDATE, 2011

TOOELE COUNTY ECONOMIC STRATEGIC PLAN, 2010

JUAB MILLARD COUNTY SOCIO-ECONOMIC ANALYSIS,
2010

SANDY CITY REDEVELOPMENT AGENCY REVIEW OF
BENEFIT RELATED TO PROPOSED INCENTIVES, 2010

SOUTH JORDAN MODERATE INCOME HOUSING STUDY,
2010

BOX ELDER COUNTY ECONOMIC DEVELOPMENT AREA
(PROCTOR AND GAMBLE), 2008

SANDY CITY REDEVELOPMENT AGENCY 114TH SOUTH
COMMUNITY DEVELOPMENT AREA (SCHEEL'S SPORTING
GOODS), 2010-2012

LEHI ECONOMIC STRATEGIC PLAN, 2008

FARMINGTON STATION PARK ECONOMIC CONSULTING,
2004



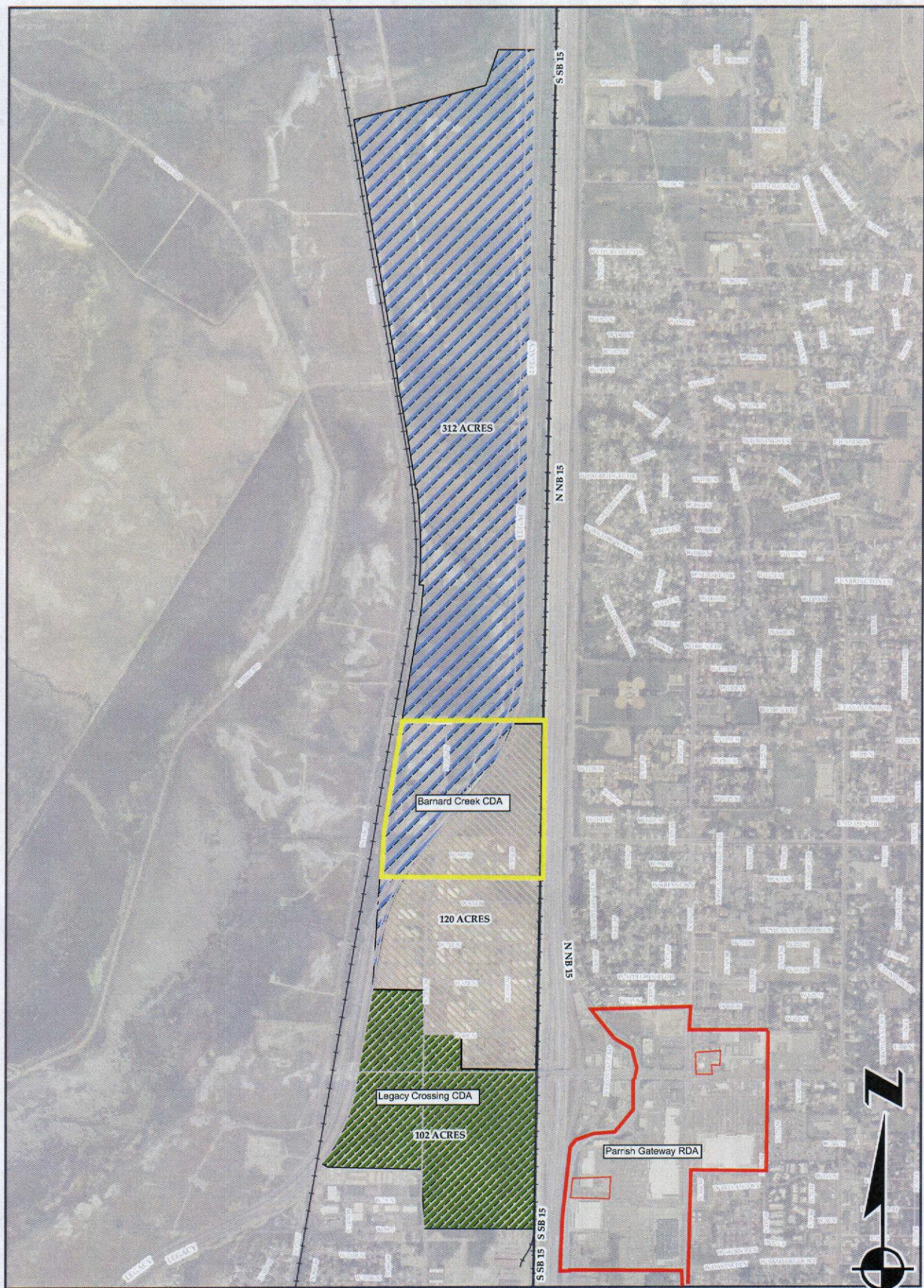
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ROBERTSON & BURNINGHAM, INC.

AN INDEPENDENT MUNICIPAL FINANCIAL ADVISORY
AND CONSULTING FIRM

GATEWAY PLAZA BUILDING
41 N. Rio Grande, Ste 101
Salt Lake City, UT 84101

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- STREETS
-  NORTH REVITALIZATION AREA
-  CENTRAL REVITALIZATION AREA
-  LEGACY CROSSING REVITALIZATION AREA

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ROBERTSON & BURNINGHAM, INC.
INVESTMENT BANKERS



Guiding Policy*

(Based Upon Assessed Values of Properties in CDA Budget)

Job Creation with Retail Components

	<u>More than</u>	<u>Less Than</u>
Job Creation	80%	50%
Retail (and/or)	Less than 20%	Greater than 50%
Housing		
	Up To:	Up To:
Years to Participate	20 Years	15 Years
Percentage of Participation	75%	50%

Job Creation with Retail and Housing Components

	<u>More than</u>	<u>Less Than</u>
Job Creation	80%	50%
Retail (and/or)	Less than 10%	Greater than 25%
Housing (and/or)	Less Than 10%	Greater than 25%
	Up To:	Up To:
Years to Participate	20 Years	15 Years
Percentage of Participation	75%	40%

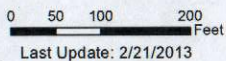
Job Creation with Housing Components

	<u>More than</u>	<u>Less Than</u>
Job Creation	80%	50%
Retail (and/or)	Less than 10%	Greater than 10%
Housing (and/or)	Less than 10%	Greater than 40%
	<i>Up To:</i>	<i>Up To:</i>
Years to Participate	20 Years	10 Years
Percentage of Participation	75%	30%

**All uses have value and relevant to economic development and while the attempt to quantitatively place emphasis on the value of the project there must be qualitative issues that must be considered in the review process.*

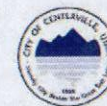
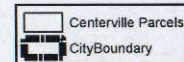
DAVIS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT
28 EAST STATE STREET – PO BOX NUMBER 618
FARMINGTON, UTAH 84025
Telephone: 801-451-3278



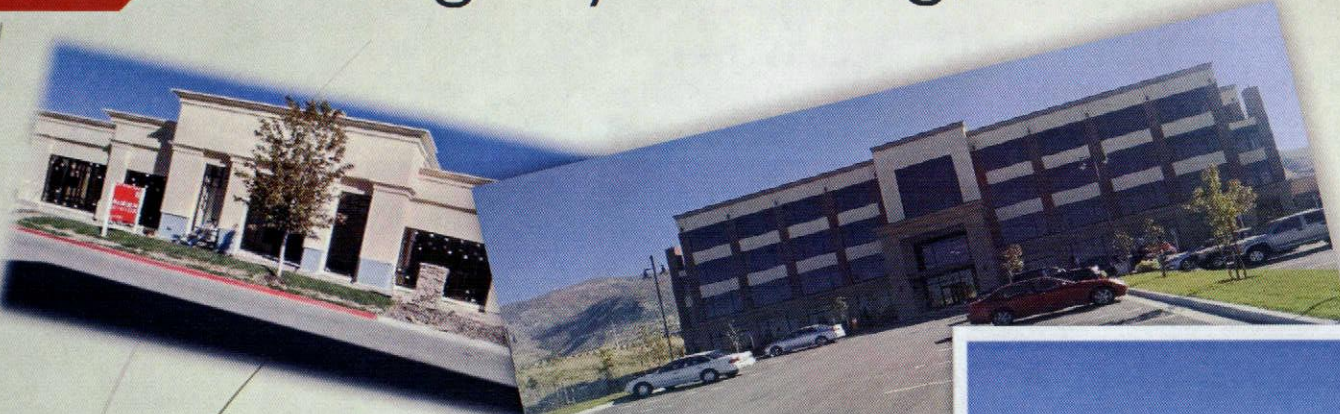


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Centerville City Pages Lane Properties



Legacy Crossing/Barnard Creek CDA's





What is a CDA

- A CDA is an economic development tool which allows the City to capture a specified portion of the property taxes from new growth in a specific geographic location. (tax increment)
- Created by interlocal agreements
- These incremental taxes can be used to promote economic development within the area through such things as the funding of:
 - 1) Public infrastructure
 - 2) Development incentives
 - 3) Land acquisition
 - 4) Amenities
 - 5) Tenant inducements



What does a CDA not do?

- Change zoning
- Change General Plan
- Change tax rates
- City approval process
- Design standards (may enhance)
- Any development contemplated within the Project Area shall conform to Section 12-480-6 – West Centerville Neighborhood Plan. Additionally, any development must conform to Title 12 – Zoning, Article 6 – Regulations for Specific Uses, Chapter 12-63 – Parrish Lane Gateway Design Standards and Chapter 12-41 – Planned Development Overlay Zone, or any subsequent amendments thereto, of the City's Zoning Ordinance Book. See the City's Current Zoning Map included in APPENDIX D. (Legacy Crossing Plan)
- *Condemnation authority*

RDA Planning - West Side Revitalization





CDA Creation – Why?

- Does the geographic area have barriers to development
 - Infrastructure
 - Public infrastructure not already provided by City. Tool to not put cost on all citizens
 - Location
 - Cost of land
 - Environmental
 - Wetlands
 - Cleanup
 - Type of use
- Formally study these issues with engineer, public works, financial, property owners



Process

- RDA passes resolution to study
- Review infrastructure, existing and needed
- Existing land uses and potential uses
- Type of desired development
- Plan prepared
 - Explanation of why and what can be accomplished
- Budget prepared (not required by law)
 - Will project be successful (provide increment)
- RDA and City adopts plan
- Interlocal agreements approved by each taxing entity



“Inducements” Process

- Individual agreements, each project on it's own merits
 - Property owners
 - Developers
 - Tenants
- Inducements
 - Repayment over time (payment of portion of property taxes paid on development)
 - Grant
 - Direct advance payment
 - Assist with analysis, engineering, etc.
- RDA cover costs in advance (generally infrastructure)
- Where does money come from
 - **Property taxes from new development paid by property owner**



Why provide inducements: “But For”

- Make projects financially feasible
 - Offset site specific barriers
 - Partner for non-existing infrastructure
- Induce project timeline
- Quality development
 - Aesthetics, building upgrades, landscape
 - Amenities
- Type of uses
 - Tenants
- Sustain commercial area
- Not a “magic wand”. Market will drive development



Tax Increment

	Base Year	New development	Increment	Legacy Crossing 30%	Barnard Creek 75%
Taxable Value	\$1,000,000	\$5,000,000 (total value \$6,000,000)			
Tax rate	.013	.013			
Taxes	\$13,000	\$65,000	\$52,000	\$15,600	\$39,000
Taxes to entities	\$13,000			\$36,400	\$13,000

CDA's may also use sales tax revenue for inducements, with City approval.

Legacy Crossing – 2013 Tax Revenues

Base year value - 2010	\$ 17,300,027						
2013 value	\$ 49,788,737						
		2010		Incremental	RDA	New Taxes to	Total Taxes to
Entity	Tax Rate	Base year Taxes	2013 Taxes	Taxes	Increment	Entities	Entities
Centerville	0.001141	\$ 19,739	\$ 56,809	\$ 37,070	\$ 18,535	\$ 18,535	\$ 38,274
Davis County	0.001935	\$ 33,476	\$ 96,341	\$ 62,866	\$ 18,860	\$ 44,006	\$ 77,482
Davis Jail	0.000126	\$ 2,180	\$ 6,273	\$ 4,094	\$ 1,228	\$ 2,866	\$ 5,045
Davis School	0.007175	\$ 124,128	\$ 357,234	\$ 233,106	\$ 69,932	\$ 163,175	\$ 287,302
State School	0.001535	\$ 26,556	\$ 76,426	\$ 49,870	\$ 14,961	\$ 34,909	\$ 61,465
South Davis Sewer	0.000324	\$ 5,605	\$ 16,132	\$ 10,526	\$ 3,158	\$ 7,368	\$ 12,974
Library	0.000389	\$ 6,730	\$ 19,368	\$ 12,638	\$ 3,791	\$ 8,847	\$ 15,576
South Davis Recreation	0.000374	\$ 6,470	\$ 18,621	\$ 12,151	\$ 3,645	\$ 8,506	\$ 14,976
Mosquito Abatement	0.000103	\$ 1,782	\$ 5,128	\$ 3,346	\$ 1,004	\$ 2,342	\$ 4,124
Weber Basin	0.00021	\$ 3,633	\$ 10,456	\$ 6,823	\$ 2,047	\$ 4,776	\$ 8,409
		\$ 230,298	\$ 662,788	\$ 432,490	\$ 137,161	\$ 295,329	\$ 525,627
							228%

Legacy Crossing

- Created 2010
- Plan and budget prepared (early spring 2010)
- Budget and plan determined 30% projected increment needed to complete plan
- Notices to all property owners in project area
- Lunch meeting with west side property owners
- Separate agreements with taxing entities (fall 9 month process)
- Project life of 15 years
- "Triggered" Increment 2013

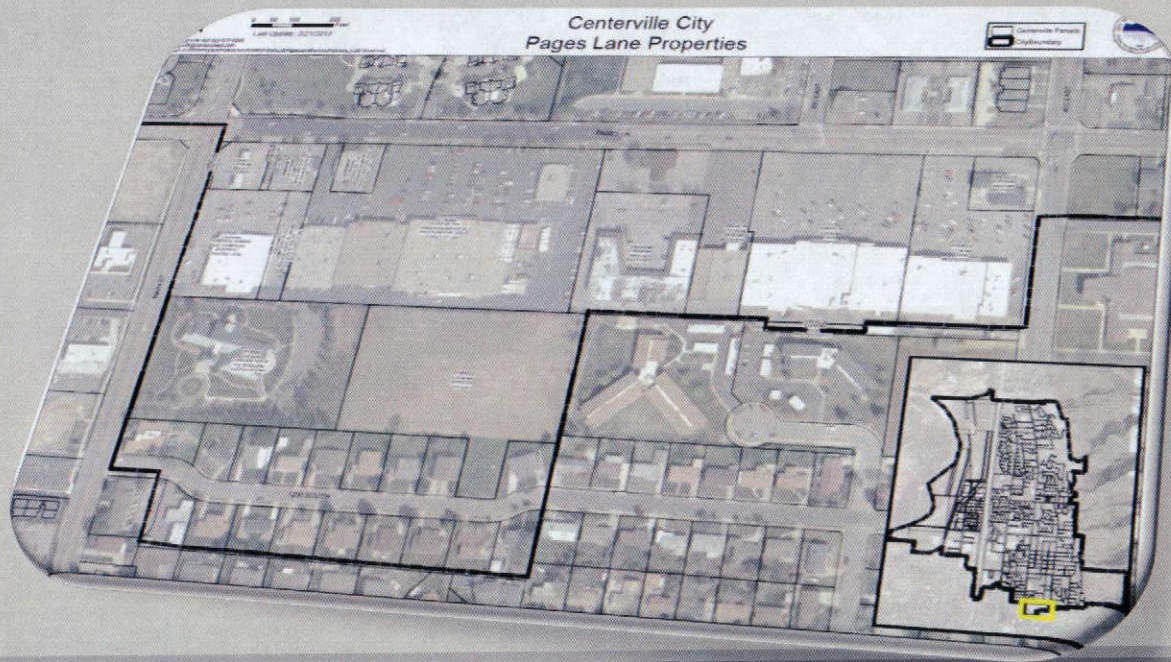


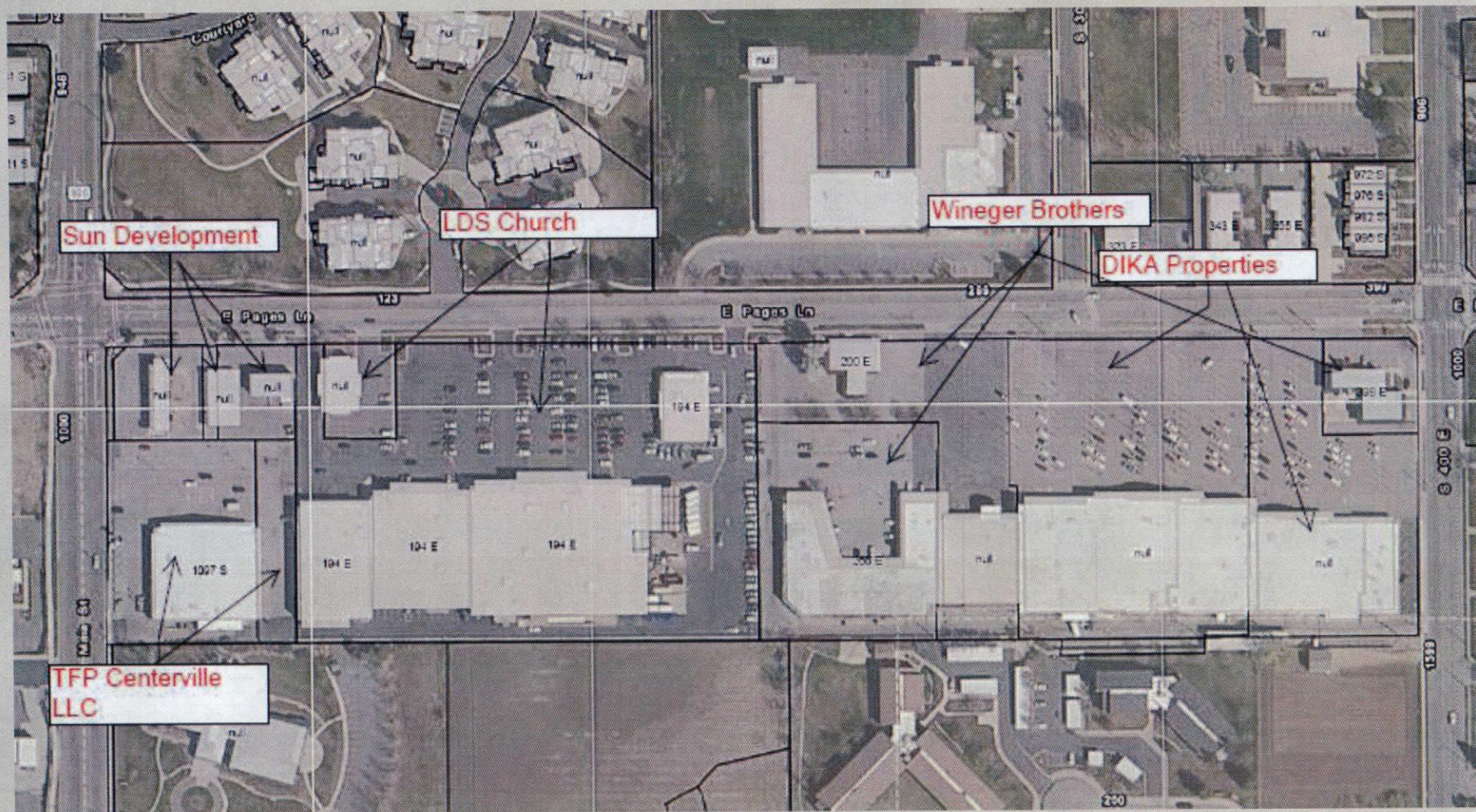
Barnard Creek

- Created early spring 2013
- Plan and Budget prepared
- 75% of increment needed to complete plan
- Original study area to Parrish
- Notices to all property owners in boundary
- Final boundary 725 north
- Separate agreements with taxing entities (late 2013)
- Project life of 20 years
- Not triggered increment



Pages Lane Area





Obstacles for Redevelopment

- Relatively Small Area
 - Total 15.86 acres
- Potential future new development area limited
 - LDS Church 4.38 acres, 27.68%
 - Sun Development under re-construction, .71 acres (4.48%)
- Area of potential redevelopment – 10.77 acres
- Existing structures
- Maximized land values
- Exempt property divides property

Current Values and Taxes

- ❖ Total Values

- ❖ Land and structures, \$1,610,000.

- ❖ Church property \$0

- ❖ Land Value, \$1,610,000.

- ❖ Structures value, \$3,718,555

- ❖ Current taxes all entities - \$78,918

- ❖ Church properties \$0

Redevelopment Potential

- ☐ Brief analysis of potential
- ☐ Cursory assumptions of each parcel
 - ☐ Assumed some retail - TFP properties and Winegar corner
 - ☐ Predominant residential
- ☐ Land values assumed not to increase
- ☐ Residential assumed to be high density multi story structures
- ☐ Sun Properties would not provide additional value

Increased Value Estimates

- ☐ Total value of new structures - \$15,000,000
- ☐ Less existing structures - \$11,281,445 (less \$3,718,555)
- ☐ Total potential annual increment - \$153,949
- ☐ Best case available to RDA - \$115,461 (75%)
 - ☐ Over 20 years total \$2,309,237
- ☐ Residential is assessed at 55% of value
 - ☐ Adjusted new taxed value - \$6,892,135 (commercial at 100%)
 - ☐ Best case available to RDA annually - \$83,505
 - ☐ Over 20 years total \$1,670,092
- ☐ County guiding policy – 30% over 10 years for primarily residential
 - ☐ Available to RDA annually - \$33,400
 - ☐ Over 10 years total - \$334,018

CENTERVILLE

**Staff Backup Report
3/17/2015**

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 March 17, 2015 Council Meeting

CENTERVILLE

**Staff Backup Report
3/17/2015**

Item No.

Short Title: Steve Thacker, City Manager

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:10

SUBJECT

February 17, 2015 meeting; February 24, 2014 Special meeting; March 3, 2015 work session and regular City Council meeting

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ February 17, 2015 preliminarydraft(2)
- ☐ February 24, 2015 special meeting minutes
- ☐ March 3, 2015 work session minutes
- ☐ March 3, 2015 regular Council meeting

NOTICE OF INTENT TO SUBMIT RAP TAX OPINION QUESTION TO VOTERS

Lisa Romney, City Attorney, had stepped out of the meeting, therefore, Mayor Cutler explained that the written Notice of Intent to the County was the first step to start the process of getting the opinion question regarding renewal of the RAP Tax on the ballot in the next municipal election being held in November 2015.

Councilwoman Stephanie Ivie made a **motion** to approve the written Notice of Intent to the County and authorize the Mayor to sign and send the Notice of Intent to the Davis County Commissioners initiating the process for reauthorization of RAP Tax. Councilman Wright seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT

Due to the absence of Finance Director Blaine Lutz, Steve Thacker, City Manager reported on the Financial Report for the seven-month period ending January 31, 2015. He went over several items in the report. Council members made comments and Mr. Thacker responded to questions from the Council.

MAYOR'S REPORT

Mayor Cutler reported that progress is slowing moving forward on a taxing district for the Fire Agency. There will be more discussions on how that will be structured with cities who are in or choose not to join the district.

Mayor Cutler also reported on HB 285 to change updating the building codes from every 3 years to every 9 years. There is concern with that bill.

Mayor Cutler informed the Council that the UTOPIA financials continue to improve at similar levels every month with \$10,000 - \$15,000 worth of improvement that is lowering the operating deficit. He said given the RUS settlement of \$10 million dollars, UTOPIA started to get the wheels moving on new build areas. There are some areas in Layton that are under consideration for being built out. He said UTOPIA is trying to evaluate the highest take rate potential versus the cost and look at a few more areas for build out. He thinks this is a positive sign. Mayor Cutler said in the past few months several UTOPIA staff members have left UTOPIA to join the Google contractor in hopes that Salt Lake City would be awarded one of the next cities to get Google Fiber; however, they were not on the list, but they are still hoping to be on the next list. He said he is not sure how that will work out for those that left to go with the Google Fiber contractor.

Councilman Wright questioned why the \$10 million dollar RUS settlement was being used for new build areas rather than on operational assessments. Mayor Cutler explained that some of the smaller cities (including Centerville) were advocating for UTOPIA to take a portion of that settlement to cover operating costs for the next 1 ½ to 2 years, because it is projected that the deficit will be gone by that point. He said West Valley City (WVC), Layton and Midvale have hung together with the opinion that cities should continue to be assessed for operating expenses and all available funds should go into the ground to build new infrastructure. There was some discussion with the Council on whether Centerville would continue to pay their assessment. The City paid the assessment through December and some Council members were of the opinion that the Council decided not to pay anymore assessments after that payment. Mayor Cutler said the Council only decided on paying through December and the 3rd quarter payment has not been brought to the Council for a decision. He said the City has

PRELIMINARY DRAFT

1 received the invoice for January, February and March, which will have to be considered by the
2 City Council. He said the reality is in the short term, it is more an accounting issue than a cash
3 issue because there is a lot of money in the bank, but the question is which fund they put it in to.
4 WVC, Layton and Midvale feel that if you are a part of UTOPIA you should pay your fair share of
5 the costs. Others have another opinion that it's not worth fighting over. He said WVC, Layton
6 and Midvale continue to pay operating expenses.

7
8 Councilman Wright asked if UTOPIA was going to pay the City back for their costs in the
9 RUS lawsuit. Mayor Cutler said the City would get \$10,000, which would cover one month
10 assessment. He said the three cities who control the votes, their strategy is to continue to build
11 under the sweet spot plan in the short term. They Mayor gave an update on the Macquarie
12 option. Macquarie still puts a lot of the risk on the cities, even in Milestone 2. Unofficially the
13 cities are going to study it for a couple of months before making a decision. Officially the plan is
14 the six cities would have to put it on the ballot (referendum) in June to get public support before
15 moving forward. At this point in time, only three of the six cities are more interested in moving
16 forward. He said some of the other cities are considering whether they are going to continue to
17 pay the operating expenses, and some others are of the opinion that we are all in this together
18 and are getting benefit from it so should pay their share of the assessment.

19
20 Mayor Cutler explained that Murray was moving forward with their pilot program. They
21 have sent letters to all the residents that have disconnected explaining their new options to
22 reconnect. The UTOPIA Board has also allowed Murray to experiment with a 10 mega bit plan
23 at a lower cost. In a couple of months a decision will be made whether to let Centerville use the
24 lower cost plan for their residents. Councilman Wright asked about the First Digital Plan and if it
25 was still being studied. Mayor Cutler responded that it was not getting a lot of serious
26 consideration at this time because no other cities support it. The Mayor explained that
27 Centerville cannot go it alone. They would have to get permission from the UTOPIA Board and
28 follow the guidelines set up for submitting proposals. Murray is spending their own money to do
29 the marketing for their pilot program. Councilman Wright questioned if First Digital could come
30 up with an option for Centerville to submit a proposal to UTOPIA. City Attorney Romney said the
31 First Digital proposal just for Centerville doesn't make sense because we are built out and have
32 a fairly good take rate. Mayor Cutler said First Digital has publically come out with a deal with
33 Vineyard, which is a new city being built between Orem and Utah Lake. First Digital has an
34 exclusive deal to develop a lot of that, so they have kind of shifted their focus.

35
36 Mayor said in the Summary on the UTOPIA financials it shows their bond payment—
37 interest and principal expense are essentially coming from cities for that bond payment. He
38 said the detail financials would show what is being put into the pledge, and the money being
39 transferred to pay the bond.

40
41 Mayor Cutler advised the Council that in a few months there will be a vacancy on the
42 Planning Commission and asked the Council to be thinking about someone who could fill that
43 vacancy. Debbi Randall has asked not to be reappointed when her term expires in May of this
44 year.

CITY COUNCIL LIAISON REPORT

45
46
47 Councilman Wright, Council liaison to the Whitaker Museum Board, updated the Council
48 on Whitaker Museum Board issues and activities. He reviewed with the Council a few of the
49 activities that will be taking place in conjunction with the Centennial Celebration this year. He
50 said the Whitaker Museum Board wanted him to express their thanks for the support of the City.
51 Steve asked Councilman Wright to convey to the Board that it will take him more time to review
52

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** special meeting held Tuesday, February 24, 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
Cory Snyder, Community Development Director
Neal Worsley, Centerville Police Chief
Paul Child, Assistant Police Chief
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director/Assistant City Manager

VISITORS

Jeff Bassett, South Davis Metro Fire Chief
Dave Powers, South Davis Metro Fire Deputy Chief
Julia Collins, Wasatch Front Regional Council
Richard Brockmyer, Utah Transit Authority
Megan Townsend, Wasatch Front Regional Council
Callie New, Wasatch Front Regional Council
Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

<u>PRAYER OR THOUGHT</u>	Councilman Lawrence Wright
---------------------------------	----------------------------

PUBLIC HEARING FOR AFFECTED ENTITIES – GENERAL PLAN AMENDMENTS, ZONING ORDINANCE AMENDMENTS, AND ZONING MAP AMENDMENTS FOR WEST CENTERVILLE NEIGHBORHOOD

Mayor Cutler invited everyone in attendance to state their name and city of residence or interest in the West Centerville Neighborhood. The Mayor briefly explained the City Council's request that the Planning Commission look at the west side plan and the possibility of rezoning or planning for a FrontRunner transit stop some time in the future. During the process the Planning Commission chose to remove a FrontRunner stop from consideration, but recommended with a split vote that the West Centerville Neighborhood be rezoned to mixed-use for more flexibility. The Mayor formally opened the public hearing for comments related to potential General Plan amendments, Zoning Ordinance amendments, and Zoning Map amendments for the West Centerville Neighborhood at 7:15 p.m.

Cory Snyder, Community Development Director, explained the proposed scenario, which would be similar to the mixed-use in the Legacy Crossing Development, including a public park, a potential fly-over bridge at Porter Lane, and possibly a bus rapid transit or enhanced bus line station.

1
2 Ken Romney, West Bountiful Mayor – Mayor Romney expressed appreciation for the
3 opportunity to express his concerns. He said he understands that development will occur over
4 time, but he feels that it is important to remember the impact of high density development on the
5 quality of life. Mayor Romney stated that West Bountiful has a goal to keep a rural feel and
6 atmosphere, but acknowledged that a lot of communities are utilizing mixed-use planning. He
7 stated that he feels there are pros and cons to the potential fly-over bridge at Porter Lane.
8 Mayor Romney referred to the split vote of the Planning Commission, and expressed the hope
9 that the Centerville Council will work together to build more consensus for whatever decision is
10 made regarding the West Centerville Neighborhood. He said he believes the development
11 ought to be able to stand on its own without the fly-over or transit station, in case they never
12 happen.

13
14 Mayor Romney added that Utah residents love their cars. Despite the goal of transit
15 oriented communities to reduce car travel, he said he suspects that residents will still choose to
16 drive their cars. There should be space for two or three cars per apartment. He said
17 approximately 75% of our air pollution comes from cars, with the worst pollution contributed by
18 5-10 minute car trips. Mayor Romney stated that a lot of 5-10 minute trips would originate from
19 the proposed development. He said he has never heard it said 20 years after a development is
20 completed that more apartments should have been included. Mayor Romney said he will
21 respect the decision of the Centerville Council, but encouraged them to take time to really figure
22 it out and consider quality of life now and for the future. West Bountiful has had numerous
23 proposals from developers for high density apartments, and chosen not to go that direction at
24 this point.

25
26 Councilwoman Fillmore stated it would be useful to hear what those in attendance
27 envision would be a wise choice for the subject area.

28
29 James Ahlstrom, West Bountiful City Council – Councilman Ahlstrom stated he does not
30 want to be perceived as telling Centerville what to do, and said he appreciates the opportunity to
31 give feedback. He said that the concept of utilizing the highest best use on a property with
32 transition zones between industrial and residential is complicated by the City boundary and the
33 presence of a core group of residents on the other side of the boundary. Councilman Ahlstrom
34 said he feels the best thing for the area would be some form of light commercial. He expressed
35 concern that residential development will take over the area, and the proposed commercial will
36 not happen. He said he believes Syro Steel is there for the long run, and the land suggested for
37 residential development is the most readily available. He suggested that realistically the City
38 will end up with more high density residential than intended. He stated that, with little chance of
39 obtaining a FrontRunner stop, the Council should be realistic and do something that will cater to
40 those already in the area with light commercial.

41
42 Debbie McKean, West Bountiful City Council - Councilwoman McKean said that in West
43 Bountiful a lot of residents complain about being next to an oil refinery, yet the oil refinery was
44 there first. Similarly, residents who built next to a property with animals complained about the
45 animals, resulting in lost rights of the property owners who were there first. She encouraged the
46 Centerville Council to consider what is in the area now, and what will be there 70 years from
47 now.

48
49 Mark Preece, West Bountiful City Council – Councilman Preece stated that he lives in
50 the neighborhood directly west of the subject area, and will be directly impacted by whatever is
51 done. He reported that a brown mist is expelled by Trinity Industries that is always all over his
52 home and cars. Councilman Preece said the proposed residential density would be a bigger

1 problem than the City thinks, and agreed with the previous statement that the residential would
2 come before the commercial. He agreed that light commercial would be a better fit than high
3 density residential.

4
5 Kelly Engquist, West Bountiful City Council – Councilman Engquist stated he looked at the
6 proposed scenario and did not see provision for schools or churches for the proposed
7 residential density. He encouraged the City to respect the desires of the property owners.

8
9 Responding to the comment about schools, City Manager Steve Thacker reported that
10 Chase Rogers with the School District told him very few students are in the school system from
11 the Legacy Crossing apartments, and he did not seem concerned about Centerville school
12 capacity if the proposed development is similar to Legacy Crossing.

13
14 Denis Hopkinson, West Bountiful Planning Commission Chair – Chair Hopkinson stated
15 that West Bountiful has a lot of open space along the Legacy corridor, and is trying to maintain a
16 rural nature within West Bountiful boundaries. West Bountiful, Centerville, and Bountiful occupy
17 a space in Davis County that still has a rural feel. West Bountiful has adopted blended-use
18 zoning. He asked if high density residential is something the Council really wants in their
19 backyard. West Bountiful is fighting hard to keep density as low as possible. He said that
20 commercial use would be a better interface between the cities.

21
22 Mr. Snyder stated that he thinks the weakest point of the proposed scenario is the
23 commercial. The question the City wanted to examine is whether to leave the area zoned
24 industrial, or look at the potential for a FrontRunner stop. The owners of the Legacy Crossing
25 Development and the Legacy Trail Development tried marketing to commercial for a long time
26 with little success. There has been more success with residential and office space. Farmington
27 Station Park has put a damper on the ability to attract commercial development. He agreed that
28 commercial will be a struggle for the area.

29
30 Mark Green – Mr. Green is a business owner with property on the west side. He said he
31 has received four proposals in the last 12 months for commercial development possibilities, all
32 in excess of 25,000 square feet. Mr. Green stated that commercial development is viable in
33 South Davis County. He expressed a desire for the City to establish a plan for the subject area
34 that residents can be proud of without cringing. He said he believes the neighborhood will
35 change in the future, including Syro Steel. He feels what is needed is a collective effort and
36 incentives to design a plan that works. He said he has submitted a plan that he believes has
37 potential, but is contrary to the proposed plan. Mr. Green stated he believes it is best for the
38 City to do nothing at this time. He said he is opposed to more residential because those already
39 there are miserable. If the City does something now, it should be general without being too
40 specific regarding "bricks and mortar." Mr. Green expressed appreciation for the opportunity to
41 speak.

42
43 Rick Davidson - Mr. Davidson is a broker representing the Parrish Holdings property
44 owners. He agreed with Mr. Green that the City should not do much at this time. Parrish
45 Holdings is currently under contract with a local climbing gym. He said he would hate for
46 something to get in the way of a long-time attempt to sell the property. Mr. Snyder responded
47 that, as long as the City's requirements are met, the climbing gym would be an allowed use in
48 the proposed scenario.

49

1 Richard Rowe – Mr. Rowe is a property/business owner within the subject area. He said
2 he prefers Syro Steel over the proposed plan, and he does not like Syro. Mr. Rowe stated he
3 does not think the proposed plan makes sense. Within the subject area the City does not have
4 as much space available as other cities do. He said he has not heard anyone from Centerville
5 say the proposed plan is a good idea. Mr. Rowe asked the Council to remember that the
6 property belongs to the property owners. He had planned for his business to provide for his
7 retirement, and he has no desire to relocate. He added that the City should not add many more
8 people to the area without expanding or fixing Parrish Lane first. Mr. Rowe suggested that other
9 options for the area are available. He stated that he thinks Mr. Green's proposal is a great plan.
10 The City needs to consider police and fire services. Mr. Rowe said he would like his property to
11 remain industrial. He added that he was informed by a bank that he is unable to get a loan for
12 new construction on his property until the Council makes a decision.

13
14 Spence Packer – Mr. Packer owns property directly west of subject area. He expressed
15 surprise that the proposed plan reached the Council level for consideration. He added that,
16 unless something feels good and is obviously right, it is generally not the wisest decision.

17
18 Grant Shupe – Mr. Shupe owns property outside of the subject area on the west side.
19 He expressed the hope that the increase in crime in the area will be considered. He said he
20 appreciates the Police Department and the time they spend in the area, adding that burglary
21 and vandalism to his business and other businesses in the area have more than doubled in the
22 last year and a half. Crime would increase even further with higher density in the area. Mr.
23 Shupe said he would like to hear how the City would fund the increased need for police
24 services.

25
26 Steve Garner – Mr. Garner owns a business on the west side. He said he feels the
27 consideration process has been a long and good process. Mr. Garner said he is in support of
28 the mixed-use concept, and has had interest from developers for multi-family housing on his
29 property. He stated that there is a great demand and need for multi-family housing in every city.
30 He feels taking the 20-30 year view of what needs to occur is the right action to take.

31
32 Neal Worsley, Centerville Police Chief – Chief Worsley stated that from the 206 units in
33 the Legacy Crossing development, there were a total of 17 crime reports in 2014, with officers at
34 Legacy Crossing 42 times on incidents. A majority of the incidents were noise complaints. He
35 stated that more alarming are the traffic and parking issues. From a public safety standpoint,
36 the City would need to make sure that the proposed mixed-use development includes roads that
37 are lined up and wide enough, and that sufficient parking is provided. Chief Worsley said he
38 feels the Legacy Crossing management company has reacted quickly to any problems. He
39 agreed that Parrish Lane needs to be rebuilt to be able to handle additional traffic, but pointed
40 out that traffic does not yet warrant a signal at Parrish Lane and 1250 West by UDOT
41 standards. Chief Worsley stated that an analysis would be necessary, but he estimates that
42 three additional officers would be needed in the Department to service the proposed business
43 and residential units.

44
45 Mr. Snyder stated that the proposed scenario recommends a total of 15 additional police
46 and fire personnel. Development helps pay for some of its impact through impact fees.

47
48 Jeff Bassett, South Davis Metro Fire Chief – Chief Bassett stated that with current
49 personnel, the Fire Agency is maxed out in its ability to respond, with response times
50 increasing. Emergencies in multi-level housing complexes require more man power. He said
51 the Fire Agency would prefer fewer roundabouts and wider roads, and explained that dead-end
52 parking roads are difficult for emergency exits.

1 Dave Powers, Deputy Fire Chief – Deputy Chief Powers stated that the Fire Agency is
2 heavily involved in the Centerville planning process. He mentioned that difficulties are caused
3 by the State Legislature continually trying to erode the tools given to design for safety.
4

5 Julia Collins – Ms. Collins is a Transportation Planner for Wasatch Front Regional
6 Council (WFRC). She explained the grant awarded to Centerville by WFRC for technical
7 support in the form of scenario development and public outreach for the west side planning
8 process. She clarified that the City is not required by the grant to adopt the scenario that was
9 developed, or to repay any portion of the grant.
10

11 Richard Brockmyer – Mr. Brockmyer is a Strategic Planner with Utah Transit Authority
12 (UTA). He stated that a FrontRunner station would not be feasible in Centerville at this time, but
13 added that things could change in the long-run. Land use is one factor considered. UTA
14 typically invests FrontRunner stops in more densely populated areas. In the long-run, double
15 tracking and electrification may become possible, which might make additional stops feasible.
16

17 Mr. Snyder stated that in his opinion, the subject area could not be developed to an
18 intensity that would warrant a FrontRunner stop. The geographic study area would need to be
19 broadened. Councilman Higginson said he feels it would have been irresponsible for the
20 Council to not ask the question about viability.
21

22 Mark Stanger – Mr. Stanger lives west of the subject area. He said he would not take
23 the School District response at face value because West Bountiful schools are already taxed.
24 The type of residential developments proposed tend to be more transient developments, with
25 residents who do not put down roots or have a stake in the community. He said he is
26 uncomfortable with the densities that have been proposed, especially considering the rights of
27 the property owners in and out of the subject area. Mr. Stanger pointed out that the proposed
28 fly-over would evict some of the current residents from their homes.
29

30 Dale McIntyre – Mr. McIntyre is a Centerville resident. He asked where the children
31 would go to school if 3,600 residents were added. Mr. McIntyre stated that he likes to drive, but
32 he finds the Parrish Lane interchange problematic. He thanked the Police and Fire
33 Departments for their service to the community.
34

35 Councilwoman Ivie pointed out that 15 additional police and fire officers is a large
36 increase, and the Council would need to look at how to fund the increase before agreeing with
37 the proposal. Mayor Cutler thanked those who provided input, and closed the public hearing at
38 9:04 p.m., to be continued on March 3, 2015.
39

40 Councilman Wright made a **motion** to table the matter until March 3rd. Councilwoman
41 Ivie seconded the motion, which passed by unanimous vote (5-0).
42

43 **ADJOURNMENT**
44

45 At 9:05 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman
46 Ivie seconded the motion, which passed by unanimous vote (5-0).
47

48
49 _____
50 Marsha L. Morrow, City Recorder
51

Date Approved

52 _____
Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, March 3, 2015 at 5:15 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

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

STAFF PRESENT

Steve Thacker, City Manager
Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Assistant
Paul Child, Assistant Police Chief
Jeannine Teel, City Accountant
Mike Carlson, Public Works Deputy Director
Katie Rust, Recording Secretary

VISITORS

Dawn Beagley, Ace Disposal
Richard Hamik, Ace Disposal

DISCUSSION WITH ACE DISPOSAL REGARDING WASTE COLLECTION CONTRACT

In June 2010 the Council approved a 5-year agreement (retro-active to July 1, 2009) with Ace Disposal to provide regular garbage collection, curbside recycling and green waste collection, with the possibility of two 2-year extensions if mutually agreed upon by the parties. The agreement required Ace Disposal to notify the City by January 1, 2014 if they desired to extend the contract beyond July 1, 2014. Apparently Ace assumed the expiration was July 1, 2015 and, therefore, did not send the written request for extension until January 1, 2015. City staff also assumed a July 1, 2015 expiration of the 5-year period. Ace has continued to provide services per the terms of the 5-year agreement, but technically there is no binding contract in place at this time. Richard Hamik with Ace Disposal explained the contract lapse. He stated that he feels Ace Disposal's rates are competitive. Mayor Cutler asked about the current recycling market. Centerville currently has 88% participation in the recycling program. Mr. Hamik reported that Ace Disposal is losing money on recycling. Centerville has a subscription green waste program with approximately 30% participation.

Mr. Hamik explained that the quality of the collection trucks makes a big difference in the life span of the individual cans. Ace Disposal has high quality, compressed natural gas (CNG) trucks. Councilwoman Fillmore asked if there is an analysis tool to measure the energy benefits of recycling and green waste collection versus the additional gas and truck use. Mr. Hamik responded that using CNG trucks in Centerville makes the carbon footprint more favorable. Ace Disposal is a strongly green company. Council members Fillmore and Wright praised the service provided by the individual drivers in their neighborhoods.

Mr. Hamik proposed that the City complete the first two-year extension period of the original contract with Ace Disposal, with no fuel surcharge and no CPI increase this summer. He estimated that a bid process and implementation with a different company would take approximately three or four months. Councilman Wright stated that Ace has already proven

1 good service, and he would be in favor of approving the two-year extension retroactively.
2 Councilman Higginson responded that it is important to follow a bidding process to ensure
3 citizens receive the best rate. Councilman Wright agreed that if it looks like there is a significant
4 difference in rates available with different companies the City should switch, but he suspects the
5 best choice will be to remain with Ace. The Council asked staff to do a little more research and
6 make a presentation for Council consideration in two weeks. Dawn Beagley with Ace Disposal
7 commented that Centerville staff is excellent to work with.
8

9 **STAFF PRESENTATION REGARDING UPDATED PROCUREMENT POLICY**

10
11 Lisa Romney, City Attorney, expressed appreciation for the committee of staff members
12 that provided input during the City Procurement Policy update process. Ms. Romney presented
13 a Policy overview, and explained the approval and bidding threshold portion of the updated
14 Procurement Policy. Jake Smith, Management Assistant, presented comparative data from
15 other cities. Councilman Higginson mentioned that he met with staff and recommended the
16 approval thresholds be increased even further, considering the time required by staff. The
17 Council and staff discussed the checks and balances necessary. Councilman Averett stated he
18 would be in favor of raising the level of spending requiring Council approval to \$25,000.
19

20 Jeannine Teel, City Accountant, briefly explained asset financial management, and Mr.
21 Smith explained departmental inventory management, with input from Public Works Deputy
22 Director Mike Carlson and Assistant Police Chief Paul Child. Councilman Wright stated he feels
23 the departments should be internally checking physical asset inventory quarterly. Assistant
24 Chief Child responded that in the course of operations it becomes obvious if inventory is
25 missing, and there needs to be a balance between the effort and the value of the result. Mr.
26 Thacker said he would prefer to leave the decision regarding appropriate frequency of inventory
27 checks up to the individual departments, with the exception of the required annual inventory
28 report.
29

30 **ADJOURNMENT**

31
32 Mayor Cutler thanked staff members who participated on the Procurement Committee,
33 and adjourned the work session at 6:52 p.m.
34
35
36
37
38

39 _____
40 Marsha L. Morrow, City Recorder
41
42
43
44

Date Approved

45 _____
Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, March 3, 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
Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Jacob Smith, Management Assistant
Katie Rust, Recording Secretary

VISITORS

Julia Collins, Wasatch Front Regional Council
Megan Townsend, Wasatch Front Regional Council
Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE Gabe Robbins, BSA Troop 89

PRAYER OR THOUGHT Councilwoman Fillmore

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the February 17, 2015 Council meeting were reviewed. Councilwoman Ivie requested more detail on the Mayor's Report regarding UTOPIA. Councilman Wright made a **motion** to table approval of the minutes. Councilwoman Fillmore requested an additional amendment. Councilman Averett seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Purchase of two 2016 Ford Police Interceptor SUVs from Ken Garff in the amount of \$29,323.44 per vehicle for the Police Department
- b. Award bids to Kapp Construction in the amount of \$49,936.85 for labor and Mountain States Supply in the amount of \$9,207.48 (plus tax) for the 2015 Miscellaneous Water Laterals Project
- c. Award bid to Morgan Pavement in the amount of \$235,058.59 for 2015 Crack and Slurry Seal Project
- d. Approve Cooperative Agreement with UDOT for Frontage Road Sidewalk Project funding

1 Councilman Wright made a **motion** to approve all items on the Summary Action
2 Calendar. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).
3

4 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS, ZONING ORDINANCE**
5 **AMENDMENTS, AND ZONING MAP AMENDMENTS FOR WEST CENTERVILLE**
6 **NEIGHBORHOOD**
7

8 Centerville was awarded a grant by Wasatch Front Regional Council (WFRC) for
9 technical support in the form of scenario development and public outreach for the west side
10 planning process. Julia Collins with WFRC briefly described the public process and software
11 utilized to ultimately create the proposed Preferred Scenario. The software utilized to model the
12 Preferred Scenario suggests approximately 750 additional housing units in the subject area.
13 She admitted that the model has flaws, but it can be useful to compare and contrast the different
14 types of outputs on a scale against each other. Ms. Collins presented visual examples of
15 mixed-use development. Cory Snyder, Community Development Director, commented that
16 modeling cannot predict exactly what will happen in the subject area. The end result will
17 probably be somewhere in between the model and the higher end of possibilities. He said he
18 feels that the weak point of the Preferred Scenario is the commercial. He added that the South
19 Davis area is saturated with commercial and multi-family residential right now, but the Council is
20 working on a long-term vision for the area.
21

22 At 7:30 p.m. Mayor Cutler reopened the public hearing.
23

24 Florence Farnsworth – Ms. Farnsworth is a resident of Centerville. She said she
25 appreciates the Council looking into this issue. She mentioned that the Unified Transportation
26 Plan includes a Parrish Lane upgrade in 16-25 years. Ms. Farnsworth said she understands
27 why West Bountiful citizens would be concerned. She added that a Centerville FrontRunner
28 stop is not included in the Transportation Plan.
29

30 Mr. Thacker commented that the Unified Transportation Plan has been updated, with the
31 Parrish Lane upgrade scheduled as part of Phase 2 in 10-20 years.
32

33 Shonn Tanner – Mr. Tanner is a resident of Centerville. He said he chose to live in
34 Centerville because of his love for Davis County – the way it is zoned, and the fact that it is
35 family friendly. Mr. Tanner stated he became aware of the potential changes through his
36 clients. He said he is not against increased housing, but the community needs to consider
37 overload on schools, roads, and parking. The zoning should prevent developers from adding a
38 lot of residents without increased benefit to the City.
39

40 Dennis Keith, Davis County Health Department Deputy Director of Environmental Health
41 – Mr. Keith stated that the County Health Department encourages cities to adopt more active
42 transportation options for improved air quality and reduction in obesity. The Health Department
43 supports the proposed plan as being in line with Health Department goals. Mr. Keith added that
44 he personally supports the proposed plan as a resident of Centerville and as a local Health
45 Department official.
46

47 Wayne Eckman – Mr. Eckman is a resident of West Bountiful. He said his big concern is
48 traffic and the number of potential residents. Parrish Lane is already a problem from a traffic
49 standpoint, without the addition of the units currently under construction. He said if the area is
50 flooded with more residents, Legacy Parkway will be undesirable to current residents on the
51 east side of Centerville because it will be too crowded. Mr. Eckman said he has heard that the
52 Village on Main at Pages Lane and Main Street has been opened up to subsidized housing

1 because they are unable to fill the units with private pay residents. He stated it is a concern
2 when the market is saturated with rental properties.

3
4 Councilwoman Fillmore stated that the Village on Main does not provide any subsidized
5 housing. Mr. Eckman recommended that the City Council decide what is preferred, and not
6 leave the decision of what is preferred up to the 250 respondents of the survey. He stated that
7 Parrish Lane as it is cannot handle increased traffic.

8
9 Blane Roskelley – Mr. Roskelley stated that, in his opinion, the Parrish Lane interchange
10 is one of the worst intersections in the State. He asked if the interchange will be improved if the
11 proposed development goes through. He also asked how the tax base will affect the renters,
12 since most renters do not pay the same amount as property owners. He would like it to be
13 equitable for renters and for property holders.

14
15 Hannah Morkel – Ms. Morkel stated she moved to Centerville to be in a family
16 community and have a safe place for her kids. She encouraged the Council to consider the
17 families in Centerville.

18
19 Rick George – Mr. George is a resident of West Bountiful near the subject area. He said
20 he lived in a walkable area of Seattle, which was great, but the proposed project is missing the
21 benefits because of the limited growth area. Not a lot of people will want to walk over the
22 freeway with their groceries. Mr. George said he does not think the proposed zoning
23 ordinances are specific enough to get what is desired, and the City could be left with an area
24 lacking necessary services. He also said he does not think there is decent public transit for the
25 people in the area.

26
27 Grant Farnsworth – Mr. Farnsworth grew up in Centerville, and currently lives in West
28 Bountiful. He commented that sometimes as apartment buildings age they deteriorate and go
29 down hill, attracting more questionable residents. He said he hopes codes could be in place to
30 keep the standard of residents up. He encouraged the City to consider the east bound traffic on
31 Parrish Lane during peak evening hours in planning the interchange rebuild. Mr. Farnsworth
32 asked how the City would hold land in the subject area for a future transit stop. Mayor Cutler
33 clarified that there is no current plan for a transit stop in the subject area.

34
35 Mark Green – Mr. Green owns and operates a business in Centerville. He said he is
36 disappointed in the weight that was given to the 250 survey responses. He said he is
37 emotionally distraught that what happens to his property can be legislated or dictated by the
38 City. Mr. Green said he respectfully disagrees with the proposed plans, and believes that
39 economics will find the way. Multiple parties have shown interest in his property, and he is
40 confident that commercial activity is out there. Mr. Green asked the Council to please listen to
41 the facts, and remember that property owners have given their heart and soul to their property.

42
43 William Ince, Centerville Planning Commissioner – Commissioner Ince said he was one
44 of the three dissenting votes on the Commission. He said he does not feel the proposed
45 change accomplishes much, and at the end of the day most of the potential development will
46 come before the Planning Commission and Council looking for waivers and special
47 consideration. Considering the wide divergence of opinion, Commissioner Ince encouraged the
48 Council to leave things as they are and handle individual projects as they come up over the
49 coming years.

50
51 Yvonne Preece – Ms. Preece pointed out that Centerville is not going to get a
52 FrontRunner station. She feels the proposed plan has too many people in too small of a space,

1 especially if the interchange will not be improved. The Legacy Parkway is getting more and
2 more crowded every day. She said the overpass is not a good situation. Ms. Preece said that,
3 honestly, Centerville missed the boat on getting something like Farmington Station. She said
4 she does not believe that whatever businesses go in will help the residents already there.

5
6 Jessica Greer, Centerville Youth Mayor – Youth Mayor Greer stated that some of the
7 members of the Youth Council are concerned with the idea of high-density housing in the
8 subject area. The high turnover that tends to come with high-density housing does not bring a
9 high sense of community, and the areas are often not as nice over time. She also mentioned
10 the possibility of overgrowth and not having the ability to fill the housing.

11
12 Abigail Hodgson, Centerville Youth Council – Ms. Hodgson mentioned some of the good
13 things the Youth Council thinks could come out of the proposed plan. She said they like the
14 Farmington Station atmosphere, and it would be nice to have something like that closer to
15 home. The proposed development would attract a wider diversity of people to Centerville, and
16 she knows a lot of people are moving to walkable communities. However, the problems of
17 overpopulation, schools, churches, and other services would need to be addressed. Ms.
18 Hodgson stated she thinks the proposed plan could be a great investment.

19
20 Richard Rowe – Mr. Rowe owns a business in the subject area and lives in West
21 Bountiful. Mr. Rowe said he does not see the subject area attracting the type of development
22 that has been shown. He said he loves both Centerville and West Bountiful, and he wants them
23 to remain safe, wonderful places to raise a family. He stated he knows there are better plans for
24 the area that could be considered.

25
26 Holly Ince – Ms. Ince is a Centerville resident. She said she has a lot of turmoil inside of
27 her because of the proposed project. She grew up outside Detroit and saw a lot of housing
28 projects that did not turn out as planned. Ms. Ince expressed concern about government money
29 coming to Centerville for low-income housing with residents that do not care about Centerville.

30
31 Rick Bingham – Mr. Bingham lives in Centerville. He asked if the City is rushing into the
32 proposed project. He also asked if the Preferred Scenario is only based on the responses to
33 the survey. He suggested the City wait, and get real research on the possible consequences of
34 creating the proposed development. There are many unknowns and hypotheticals surrounding
35 the project. He said he believes the proclivity for developers is to shoehorn in as many
36 dwellings and retail space in as small an area as possible. He asked if that is really what is
37 wanted in Centerville. Mr. Bingham added that he believes if Centerville and West Bountiful got
38 together and applied enough pressure, a FrontRunner stop would be possible.

39
40 Dave Bonham – Mr. Bonham is a resident of West Bountiful. He said he chose to live in
41 West Bountiful because it felt like a good place to raise a family. If there had been high-density
42 housing it would not have felt nice. He feels that high-density housing would not help air quality
43 with the number of people who would commute. Mr. Bonham thanked the Council for their
44 service.

45
46 At 8:14 p.m. Mayor Cutler closed the public hearing.

47
48 Councilwoman Ivie said the Council has heard from a lot of people, and she thinks they
49 are right. She thinks the Council should table the matter and wait to see what happens. She
50 referred to the proposal submitted to the City by Mr. Green, and suggested the Council see
51 what the property owners want to do with their property. Mayor Cutler clarified that the majority

1 of the subject area is currently zoned industrial, and this process has been a proactive effort by
2 the Council to plan for the future.

3
4 Councilman Wright thanked the representatives from WFRC and Mr. Snyder for the work
5 done. He said he views the experience as a planning exercise. Councilman Wright said he
6 feels the Council needs more time to think about what should be done, and encouraged the
7 Council not to take action. He suggested the zoning remain as it is and let the market drive
8 what happens.

9
10 Councilwoman Fillmore stated that, from a planner's perspective, she thinks it is
11 important to recognize the power and purpose of planning, and the results that come from
12 planning. Planners step back from present concerns and look at the big picture, planning many
13 decades into the future. She said that if the proposed ordinance is not perfect it can be
14 tweaked. If the Council does not see industrial as the use that will move the City into future
15 decades, it would do the property owners a disservice to not take any action. She feels the
16 Council's most important job is to put land use policy in place for the sake of the property
17 owners. If some property owners want to expand industrial use, and others try to guess at what
18 the City would approve, property owners could end up investing in conflicting uses, which would
19 devalue all of the properties involved. It is difficult to imagine how much change can happen
20 over a couple of decades, and she said she is reminded of development along Parrish Lane.
21 Councilwoman Fillmore showed visuals of the Parrish Lane business area over time, and
22 stressed that Centerville would not have the current economic development supporting the
23 community without the vision and foresight of previous Centerville leaders. She said that the
24 same arguments about ruining the community were made when most of the City's residential
25 developments were proposed. Ordinances were in place to support the vision, and if previous
26 Councils had decided to wait and see what property owners brought, it might have been very
27 different. The City can entertain creative ideas even with ordinances in place. The planning
28 process is necessary and powerful. Councilwoman Fillmore said she would be fine with tabling
29 the issue, but she feels it would be unfair to property owners to table and not continue the
30 discussion. Councilman Wright responded that the Council does not have enough information
31 at this time, and does not have consensus on what the vision is for the area.

32
33 Councilman Higginson stated that if you fail to plan, you plan to fail. He said he would
34 only choose to table action if discussions continue. He said he believes that change is going to
35 come, and he would rather cooperate with property owners to plan for the change together.

36
37 Councilman Averett thanked the Planning Commission and staff for their work on this
38 issue. The Planning Commission's work has created an opportunity for both of the communities
39 to come together and discuss the subject area. The process was initiated in an attempt to find
40 out what the community should look like to obtain a FrontRunner stop, which they now know is
41 not possible. He said he feels the Council has a responsibility to look at land use and be good
42 stewards in planning for the future of the community, and he does not believe the proposed
43 project as it stands is what the City is looking for. He suggested the Council table the issue, and
44 have another work session with the Planning Commission to determine what the City and
45 property owners want to see happen in the community. Councilman Averett stated he has
46 voted against both of the residential developments on the west side because they create a
47 residential island on the west side without services for the residents.

48
49 Mayor Cutler commented that it might be positive to have a small group of property
50 owners meet with himself and Mr. Snyder to discuss ideas for the subject area. Mr. Snyder
51 stated that the framework for the process was built by the Council, with specific questions asked
52 by the Council. A significant amount of time was spent engaging the public and property

1 owners on the specific questions. Mr. Snyder said that to table the information and try to create
2 something that has not had the questions asked would be a disservice to the entire planning
3 process. He advised the Council to look at the questions that were asked and come to a
4 decision on those questions to close that discussion. A new discussion could be instigated that
5 could ask new questions and reengage the public in a new process. Councilman Wright
6 commented that a number of things have been learned from the current process.

7
8 Councilman Wright made a **motion** to reject the proposed General Plan Amendments
9 regarding the West Centerville Neighborhood Area and related Zoning Ordinance and Zoning
10 Map Amendments, with a desire to continue the discussion of land use in the subject area.
11 Councilwoman Ivie seconded the motion. Councilwoman Fillmore said she worries about the
12 Council dismissing the public process, which has been as thorough as they come. Of those
13 who responded to the survey, 65% liked the proposed direction of the change. Councilwoman
14 Ivie responded that perhaps many of the citizens that did not respond to the survey did not
15 respond because "none of the above" was not an option. Councilwoman Ivie said she feels
16 remiss in putting any weight in the survey results because she cannot identify the responses
17 with real people, and asked if there is a way to include identifiers on a survey. She said she
18 thinks the community is now ready to talk about the west side. Councilman Averett said he
19 does not like rejecting the application because he feels it sends a message to staff and the
20 Planning Commission that there is no value in what they have done. He wants them to know
21 that he values what has been done as part of the planning process, and he respects the
22 recommendation of the City Planner. Councilman Higginson stated he is inclined to vote
23 against the motion because he would rather keep going and doing more work. Councilman
24 Wright stated that the process is still in play. The Council has listened and heard that a majority
25 are not comfortable with the proposed option. He said he feels the process needs to continue to
26 ensure the right land use.

27
28 The motion passed by majority vote (3-2), with Council members Wright, Ivie, and
29 Averett in favor and Council members Fillmore and Higginson against.

30
31 At 8:55 p.m. the Council took a short recess, returning at 9:10 p.m.

32
33 **DRAINAGE FEE INCREASE SCENARIOS**

34
35 Councilman Wright made a **motion** to direct staff to prepare a Resolution that
36 implements Scenario A, a one-time increase of 112% with no debt, as presented to the Council.
37 Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

38
39 **PROCUREMENT POLICY**

40
41 The Council received a presentation from staff regarding an updated Procurement Policy
42 in a work session prior to the regular meeting. Councilman Higginson made a **motion** to adopt
43 Ordinance No. 2015-03, adopting the Centerville City Procurement Policy regarding the
44 procurement of supplies, services or construction by the City. The motion was seconded by
45 Councilwoman Ivie. Councilman Wright recommended the Policy include a quarterly internal
46 management review of inventory. Mr. Thacker responded he would prefer to leave that up to
47 the discretion of department heads. Councilman Higginson said he feels what is written is
48 sufficient, and the Council can receive a report after the first year and amend the Policy if
49 necessary. Councilwoman Fillmore agreed, and pointed out that analysis has not been done to
50 examine the cost benefit of using staff time in that way on a quarterly basis. Councilwoman Ivie
51 stated that she trusts current department heads, but the Policy will be in place for current and
52 future staff and Councils. She said she does not think it would hurt to require a quarterly

1 inventory update. Mr. Thacker asked that the Council allow the first annual review be the check
2 point, and allow the City Manager to take action, if necessary, at that time. Councilman Wright
3 repeated that he feels a year is too long between inventory evaluations. Councilman Averett
4 stated he thinks inventories are generally evaluated on an ongoing basis, and he does not want
5 to micromanage the departments. Councilwoman Ivie agreed with Mr. Thacker's offer to
6 provide the Council a report regarding the success of the first annual inventory audit.

7
8 The motion to adopt Ordinance No. 2015-03 passed by majority vote (4-1), with
9 Councilman Wright dissenting.

10
11 **COMPLETE STREETS PRESENTATION**

12 Councilwoman Fillmore made a presentation introducing the City Council to the
13 Complete Streets concept, as a foundation for later discussions about a proposed policy relating
14 to this subject. She encouraged the Council to notice Complete Streets concepts in cities and
15 towns throughout the State.
16

17
18 **MAYOR'S REPORT**

- 19
20 • Mayor Cutler reported that the County will not be imposing a RAP Tax, therefore, the
21 City can move forward with placing RAP Tax renewal on the ballot.
22 • The Mayor reported on current bills being considered by the State Legislature that
23 affect cities.
24 • The Mayor updated the Council on the progress of Centennial Celebration planning.
25 It has been suggested that the Sunday, May 17th, event be moved to Saturday, May
26 16th. Mayor Cutler will update the Council when he has more information. He
27 informed the Council of a debate regarding the name and donation/purchase of
28 some of the property for Founders Park. The Centennial Committee has a goal to
29 name the pavilion at Founders Park after William R. Smith, with an appropriate
30 plaque. Councilman Wright made a **motion** to rename the pavilion at Founders Park
31 the William R. Smith Pavilion. Councilwoman Ivie seconded the motion, which
32 passed by unanimous vote (5-0). Mayor Cutler will ask the Parks Committee to
33 recommend guidelines for naming other park amenities.
34 • On January 20, 2015 the Council approved allocation of up to \$6,500 of Council
35 Contingency for the pre-purchase of flags and brackets on Main Street. Mr. Thacker
36 reported that the number of flags needed is more than originally anticipated.
37 Councilwoman Fillmore made a **motion** to approve allocation for pre-purchase of 40
38 flags and brackets; any donations for the flags/brackets will first be used to
39 reimburse the City in the amount spent over \$6,500; any additional donations for this
40 purpose will be made available to the Centennial Committee for other Celebration
41 activities. Councilman Higginson seconded the motion, which passed by unanimous
42 vote (5-0).
43 • The County has asked for suggestions of citizens that could be honored at the
44 upcoming Davis County Gala.
45 • Mayor Cutler mentioned the Federal Communications Commission (FCC) ruling on
46 net neutrality that may potentially affect UTOPIA.

47
48 **CITY MANAGER'S REPORT**

- 49
50 • Brian McKenzie, County Elections Director, will attend the next Council meeting to
51 make a presentation regarding the Vote-By-Mail issue.

- Regarding the extension of 1250 West, Mr. Thacker reported that until their law suit with UDOT is resolved, the property owners will not be proceeding with development.
- Council members should send suggested goals for the goal setting process to the City Manager by Wednesday, March 4th.
- Five cities in the County have been given notice that as of February 1, 2016 Davis County will no longer provide Justice Court services to those cities. Farmington and West Bountiful have approached Mr. Thacker asking if Centerville would accommodate their cases in the Centerville Court. Mr. Thacker stated that Farmington would most likely generate too much volume to accommodate in Centerville, but West Bountiful could possibly be accommodated. He said he intends to engage the West Bountiful City Manager in an analysis of whether or not West Bountiful cases could be accommodated in the Centerville court.
- Staff will continue to provide the Council with Outlook Calendar notices for upcoming meetings.

MISCELLANEOUS BUSINESS

Councilwoman Fillmore reported that Centerville officials were invited to attend the Davis County Department of Health year-end celebration, at which Centerville was recognized.

ADJOURNMENT

At 10:28 p.m. Councilman Wright made a **motion** to adjourn the meeting and move to a meeting of the Centerville Redevelopment Agency. 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
3/17/2015**

Item No. 2.

Short Title: Public Hearing - Park Hills Subdivision Phase 3 - Final Subdivision Plat

Initiated By: Applicants--Daren & Kara Burnett and Rock Manor Trust

Scheduled Time: 7:10

SUBJECT

Consider Final Subdivision Plat for the Park Hills Subdivision Phase 3 located at approximately 2130 North Rock Manor Drive - Daren & Kara Burnett and Rock Manor Trust, Applicants

RECOMMENDATION

Approve the Final Subdivision Plat for the Park Hills Subdivision Phase 3 located at approximately 2130 North Rock Manor Drive, subject to the conditions and based on the findings set forth in the Staff Report.

BACKGROUND

ATTACHMENTS:

Description

- ☐ Staff Report re Park Hills #3 Final Subdivision
- ☐ Park Hills Phase 3 Final Plat
- ☐ Staff Report-Park Hills Phase 3-Planning Commission

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

STAFF REPORT

DATE: MARCH 12, 2015

TO: STEVE THACKER, CITY MANAGER

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

PROPERTY OWNER: TRUSTEES OF ROCK MANOR TRUST
170 WEST 400 SOUTH
BOUNTIFUL, UT 84010

APPLICANT: KARA FADEL BURNETT, TRUSTEE
253 SOUTH 850 EAST
CENTERVILLE, UT 84010

PROPERTY: 2130 NORTH ROCK MANOR DRIVE
PARK HILLS SUBDIVISION PHASE 3

ACREAGE: 3.99

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: FINAL SUBDIVISION – 3 LOTS

RECOMMENDATION: APPROVE THE FINAL PLANS AND PLAT

BACKGROUND

Mr. and Mrs. Burnett have submitted an application for a final subdivision plat review of their development located at 2130 North Rock Manor Drive. The project consists of two developable lots within the Park Hills Phase 3 Subdivision and a larger remnant parcel that will not be eligible for development at this time. Although a physical street (aka Rock Manor Drive) exists at this location, it has not been officially dedicated. Public use is provided only by an easement right. Now that two lots are being platted, the street area located along the proposed lots must be dedicated meet the lot frontage requirements of City ordinances.

PLANNING COMMISSION RECOMMENDATION

On March 11, 2015, the Planning Commission forwarded a recommendation of **APPROVAL** of the proposed subdivision, as follows:

1. Park Hills Phase 3 shall consist of Lots 1 and 2 as depicted on the final plat and shall not allow any development to occur on the remnant parcel at this time. The

- remnant parcel shall be subject to all current applicable subdivision approvals when the future development shall occur.
2. A bond shall be posted for all public infrastructure and utility work to be conducted and the applicants shall be required to enter into an improvement agreement for all public infrastructure.
 3. Storm drain impact fees and other impact or development fees have not been paid for Parcel A. Such impact fees and development fees for Parcel A shall be paid at the time such parcel is subdivided or built upon and shall be paid in accordance with the fee schedule in place at the time such fees are due.
 4. A current title report shall be submitted to City staff for review.
 5. The submitted final plat shall be approved by the City Council.
 6. A final subdivision paper plat shall be submitted prior to the mylar and reviewed by the City Engineer and City Attorney, and shall receive the proper signatures before recordation.
 7. The final plat shall be recorded at the Davis County Recorder's Office.
 8. No construction on Lots 1 and 2 shall take place before recordation of the plat.
 9. The applicant shall submit a building permit for Lots 1 and 2 prior to construction taking place.

Suggested Reasons for the Action (Findings):

- a. The remnant parcel may not be developed without the proper City approvals [Section 15-2-101]
- b. Security of public improvements is required for all subdivisions [Section 15-4-109].
- c. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
- d. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
- e. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
- f. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision application have been satisfied [Chapter 15-4].

Planning Commission Vote (7-0):

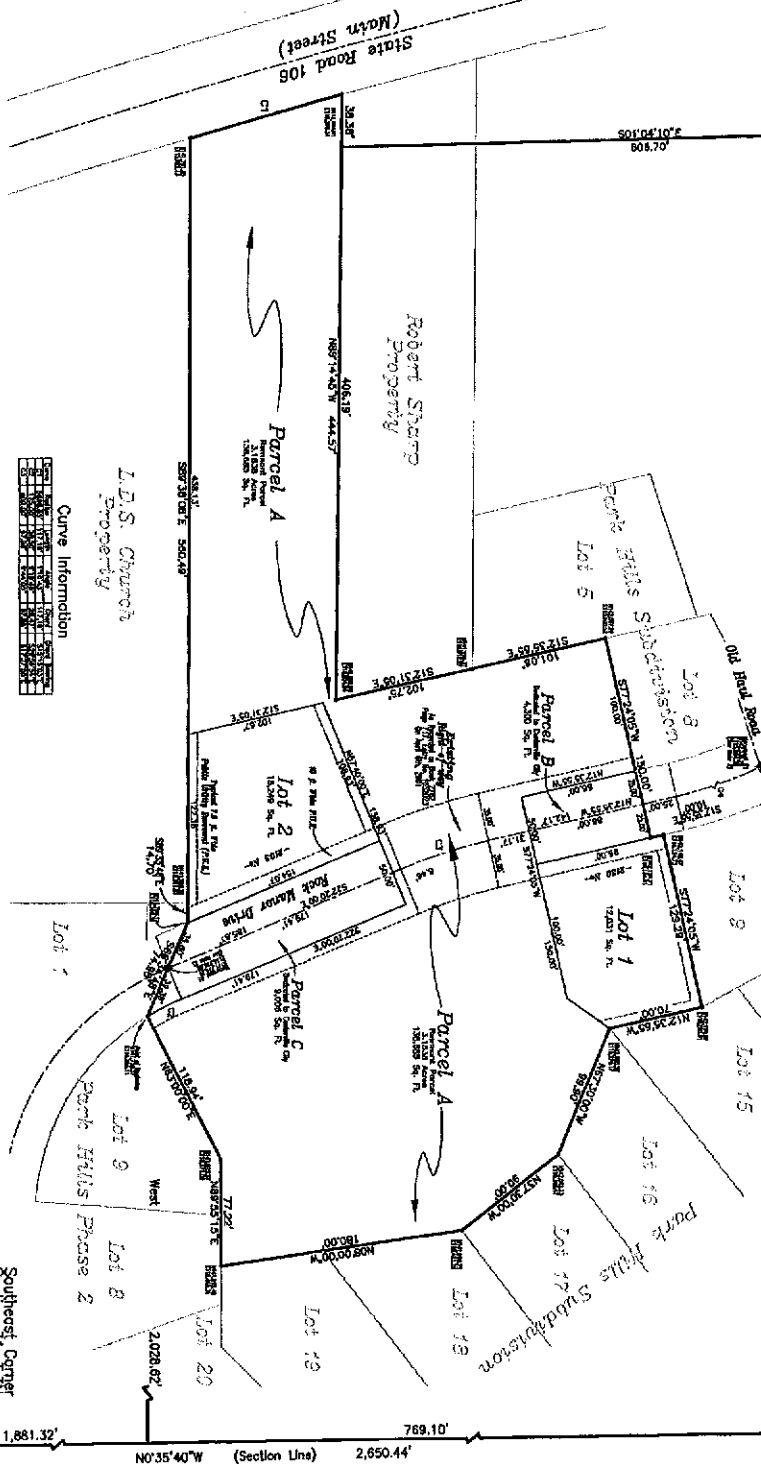
Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Kjar	X		
Merrill	X		
Randall	X		
Ince	X		

Being a Part of the South Half of Section 31, T.3N., R.1E., S.L.B.& M.
Centerville City, Davis County, Utah

Center of Section 31,
T.3N., R.1E., S.1B.&.M.
No Monument Found
N 142.511.03
E 115.617.38

NE9°38'50"E (1/4 Section Line) 2,669.46'

East Quarter Corner
Section 31 T.3N.,
R.1E., S.1B.&M.
No Monument Found
N 142.527.43
E 118.285.77



the 1980s, the 1990s, and the 2000s. The 1980s were characterized by a strong emphasis on the environment, with a focus on clean air and water. The 1990s saw a shift towards economic development and infrastructure, while the 2000s focused on social issues and community development. The 2010s have seen a renewed focus on the environment, with a particular emphasis on climate change and sustainable development. The 2020s are expected to continue this trend, with a focus on addressing the challenges of a rapidly changing world.

1. J. East Bailey, a Registered Land Surveyor residing at Littleton No. 10212 on Broadway under the name of the State of Utah, so having sworn that by the faithfulness of the census; have made a survey of the tract of land shown on the plat and described therein, and have subdivided said tract of land into lots, and parcels hereafter to be known as "Tract Subdivision Number 3," and that the same

[illegible]

On this _____ day of _____, 2015, I, _____, formerly appeared before me, the undersigned Notary Public, now feel
 licensed, appear at the General's Residence, who duly acknowledged to me that
 she is a Member of Black Matter Force, which, acting in the name of the U.S.
 of said disaffected persons and that she signed & thereby and voluntarily on
 behalf of said entity for the same and purposes therein mentioned.

Legend
Boundary Line

Let Lines _____

Set Rebar and Cap ●

Davis County Recorder

Only this _____ Fee Paid _____ Paid for Fees _____

Deputy Minister

C201 - Final Plot
3-05-15

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

**STAFF REPORT
AGENDA: ITEM 4**

**PROPERTY OWNER: TRUSTEES OF ROCK MANOR TRUST
170 WEST 400 SOUTH
BOUNTIFUL, UT 84010**

**APPLICANT: KARA FADEL BURNETT, TRUSTEE
253 SOUTH 850 EAST
CENTERVILLE, UT 84010**

**PROPERTY: 2130 NORTH ROCK MANOR DRIVE
PARK HILLS SUBDIVISION PHASE 3**

ACREAGE: 3.99

TOTAL LOTS: 3

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: FINAL SUBDIVISION

**RECOMMENDATION: ACCEPT AND RECOMMEND APPROVAL OF THE
FINAL SUBDIVISION TO THE CITY COUNCIL**

BACKGROUND

Mr. and Mrs. Burnett have submitted an application for a final subdivision review of their development located at 2130 North Rock Manor Drive. The applicant received approval for the preliminary subdivision on January 28, 2015, and they are now ready for review by the Planning Commission of their final subdivision. As a reminder, the project consists of two developable lots within the Park Hills Phase 3 Subdivision and a larger remnant parcel that will not be divided at this time. Although the street has been developed along Rock Manor Drive, it has not been dedicated and is only found within an easement. Now that two lots are being developed, the street in front of the newly formed properties must be dedicated.

Lot 1 is 12,031 square feet, Lot 2 is 15,429 square feet, and the remaining piece of land is 3.18 acres.

PREVIOUS CONDITIONS OF APPROVAL

1. Lot 2 depicted on the preliminary site plan shall be relabeled as to state: remnant parcel for future development.
 - **Staff Response:** The applicant has relabeled Lot 2 as being a remnant parcel for future development
2. Lot 3 depicted on the preliminary site plan shall be relabeled as Lot 2.
 - **Staff Response:** Lot 3 has been relabeled to indicate it as Lot 2
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
 - **Staff Response:** This condition remains in effect and must be completed prior to the issuance of a building permit. In addition, the applicant will need to enter into an improvement agreement for all public infrastructure.
4. An agreement shall be signed with the applicant that they shall be responsible to place the sidewalk on Lot 1 as part of the construction of a new single-family dwelling on the same lot.
 - **Staff Response:** After meeting with the applicant, staff was not comfortable with the extension agreement. It was stated that extension agreements often cause problems for the property owner and for the City when it is time to construct the sidewalk. In addition, having a sidewalk installed is part of having a completed buildable lot. Therefore, this condition will be removed and the applicant as the developer, will post the bond for the sidewalk on Lot 1 and have 18 months to complete the sidewalk project.
5. Lot 1 shall depict a drainage plan and the buildable area as part of the final submittal and shall be reviewed by City staff.
 - **Staff Response:** The City Engineer has reviewed the drainage plan and found it to be adequate.
6. Public utility easements on both Lot 1 and 2 shall be found on three sides with the front being 10 feet and two other sides at 7 feet.
 - **Staff Response:** This has been shown on Lot 1 and Lot 2 with a 10-foot easement along the front and two other sides being 7 feet. The remnant parcel is not required to have easements until the piece is divided in the future.
7. A detention basin shall be created in the back of Lot 2 to allow water to slowly percolate into the ground and not flow on to adjacent property. This drainage swell shall be review and approved by the City Engineer as part of the final subdivision process.
 - **Staff Response:** This has been indicated on the final plans and was found to be acceptable by City Engineer.

8. The fire hydrant located on the northwest corner of Lot 1 shall be indicated.
 - **Staff Response:** This has now been indicated with adequate fire protection being found for both lots.
9. Legal descriptions shall be submitted for the street dedication and shall be reviewed as part of the final subdivision process by City staff.
 - **Staff Response:** All easements and lots will be dedicated by plat at the Davis County Recorder's Office.
10. A current title report shall be submitted and reviewed by staff as part of the final subdivision process.
 - **Staff Response:** A title report is still required and must be submitted and reviewed by the City Attorney prior to the plat being recorded at the Davis County Recorder's Office.
11. The applicant shall submit the final subdivision application following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
 - **Staff Response:** An application was submitted on February 12, 2015.

FINAL SUBDIVISION REVIEW CHAPTER 15-3

General Review

According to the General Plan, this area is found within Neighborhood 3, Northeast Centerville. It further states the goal for this area is to remain low-density single-family development, which the proposed subdivision will accomplish.

The proposed lots are found within the Residential-Low (R-L) Zone, which will allow for the proposed development. Each lot depicted has adequate street frontage, buildable area and setbacks as required in Chapter 12-32 of the Zoning Ordinance. Adequate fire protection is found for the subdivision with a fire hydrant placed north of Lot 1 and south of Lot 2. The general requirements for all subdivisions pertaining to layout, lot size, and utility improvements have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

Final Subdivision Documents

The final plat appears to conform with the preliminary plat with the directed changes by staff. If the Planning Commission finds the plat to be acceptable, the applicant will need to forward this on to the City Council for final approval and acceptance of the easements. A current title report will need to be submitted and reviewed by the City Attorney and all final legal descriptions and engineering must be reviewed by the City Engineer. Once the final review has been completed and the City Council has approved the project, the plat must be recorded at the Davis County Recorder's Office. The developer will also need to post the required bond for construction of related subdivision improvements prior to a building permit being issued.

CONCLUSION

The submitted final plat follows the approved preliminary plans and has been found to meet all applicable standards for a final review. The applicant is still responsible to pay all related storm drain and other impact fees as applicable.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the final subdivision plat for Park Hills Phase 3 Subdivision located at 2130 North Rock Manor Drive: I hereby make a motion for the Planning Commission to accept the final subdivision plan, and make a recommendation to the City Council for approval of the proposed Park Hills Phase 3 Subdivision, located at 2130 North Rock Manor Drive, subject to the following:

1. Park Hills Phase 3 shall consist of Lots 1 and 2 as depicted on the final plat and shall not allow any development to occur on the remnant parcel at this time. The remnant parcel shall be subject to all current applicable subdivision approvals when the future development shall occur.
2. A bond shall be posted for all public infrastructure and utility work to be conducted and the applicants shall be required to enter into an improvement agreement for all public infrastructure.
3. Storm drain impact fees and other impact or development fees have not been paid for Parcel A. Such impact fees and development fees for Parcel A shall be paid at the time such parcel is subdivided or built upon and shall be paid in accordance with the fee schedule in place at the time such fees are due.
4. A current title report shall be submitted to City staff for review.
5. The submitted final plat shall be approved by the City Council.
6. A final subdivision paper plat shall be submitted prior to the mylar and reviewed by the City Engineer and City Attorney, and shall receive the proper signatures before recordation.
7. The final plat shall be recorded at the Davis County Recorder's Office.
8. No construction on Lots 1 and 2 shall take place before recordation of the plat.
9. The applicant shall submit a building permit for Lots 1 and 2 prior to construction taking place.

Suggested Reasons for the Action (Findings):

1. The remnant parcel may not be developed without the proper City approvals [Section 15-2-101]
2. Security of public improvements is required for all subdivisions [Section 15-4-109].
3. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
4. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
5. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
6. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision application have been satisfied [Chapter 15-4].

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 3.

Short Title: Potential extension of solid waste contract with Ace Disposal

Initiated By: Ace Disposal

Scheduled Time: 7:20

SUBJECT

RECOMMENDATION

Allow staff to present comparative data that may have bearing on the Council's decision whether to extend the solid waste services contract with Ace Disposal.

BACKGROUND

At the Council's March 3 work session, Richard Hamik and Dawn Beagley of Ace Disposal expressed a desire to continue providing solid waste services to Centerville City despite the expiration of the former contract. Staff recommended the Council postpone a decision until the March 17 meeting, to allow time for staff to gather and analyze comparative data from other south Davis cities that might help the Council decide whether to approve a contract extension or go out to bid at this time. To complete their analysis, staff are waiting for additional information from those other cities; therefore, no recommendation is made in this report. Staff will continue to work on this matter with the intent of presenting the data and making a recommendation at the Council meeting.

In case the Council wants to proceed with a contract extension, the City Attorney has prepared the attached contract amendment. It includes two concessions offered by Mr. Hamik at the March 3 meeting: 1) waiver of the fuel surcharge for the remainder of the extension period; and 2) no inflation-indexed increases to their current charges for the various services--i.e. hold their current rates until end of the extension, which would be July 1, 2016. The fuel surcharge in February 2015 added about \$1600 to their normal charges.

ATTACHMENTS:

Description

- ☐ Amendment No. 1-ACE Extension Agreement
- ☐ Natural gas trucks
- ☐ Comparison of rates

**AMENDMENT NO. 1 TO THE
AMENDED SOLID WASTE, GREEN WASTE, AND RECYCLING
COLLECTION AGREEMENT**

This Amendment No. 1 to the Amended Solid Waste, Green Waste, and Recycling Collection Agreement is made and entered into the _____ day of March, 2015, by and between **CENTERVILLE CITY**, a municipal corporation of the State of Utah, whose address is 250 North Main Street, Centerville, Utah, 84014, hereinafter referred to as "City," and **ACE DISPOSAL, INC.**, a Utah corporation, whose local address is 2247 South Technology Drive, West Valley, Utah, 84119, hereinafter referred to as "Contractor."

WITNESSETH:

WHEREAS, Contractor is currently providing residential solid waste, green waste, and recycling and disposal services for the City pursuant to that certain Amended Solid Waste, Green Waste, and Recycling Collection Agreement entered into by the parties dated June 15, 2010 (hereinafter referred to as the "Agreement"); and

WHEREAS, the provisions of the Agreement permit the contract to be extended for up to two successive two (2) year terms upon mutual agreement of the City and the Contractor and upon such terms as the parties may deem appropriate; and

WHEREAS, the City and the Contractor desire to extend the Agreement for an additional two (2) year term upon the conditions as more particularly provided herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows.

Section 1. Term Extension. The term of the Agreement is hereby extended for an additional two-year term commencing on July 1, 2014, and continuing thereafter through the term of extension to July 1, 2016 ("Extension Term").

Section 2. No Fuel Surcharge or Fee Increase. During the Extension Term granted herein, the City shall pay Contractor for the services provided under the Agreement in accordance with the Fee Schedule attached to the Agreement as **Exhibit A**. Such fees shall remain in place for the entire Extension Term. Notwithstanding the provisions of Section 28 of the Agreement, the City shall not be required to pay a fuel surcharge for the collection and disposal of solid waste, green waste, or recyclable materials services provided on or after March 1, 2015. Notwithstanding the provisions of Section 28 of the Agreement, the City shall not be required to pay any price or fee adjustments for increases in Contractor's cost of operations based on Consumer Price Index during the remainder of the Extension Period.

Section 3. The terms of this Amendment No. 1 are hereby incorporated as part of the Agreement. All other terms and conditions of the Agreement not modified by this Amendment No. 1 shall remain the same in full force and effect and are hereby ratified and affirmed. To the extent the terms of this Amendment No. 1 modify or conflict with any provisions of the Agreement, the terms of this Amendment No. 1 shall control.

Section 4. If any provision or part of this Amendment No. 1 is declared illegal, void or unenforceable for any reason, the other provisions and parts shall not be affected thereby, but shall remain in full force and effect.

Section 5. This Amendment No. 1 shall inure to the benefit of, and be binding upon, the parties hereto and their respective officers, employees, agents, successors in interest and assigns.

Section 6. This Amendment No. 1, and the terms and fees adopted herein, shall become effective on July 1, 2014.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first herein above written.

CENTERVILLE CITY

By: _____
Mayor Paul A. Cutler

ATTEST:

Marsha L. Morrow, City Recorder

ACE DISPOSAL, INC.

By: _____
Its: _____

CONTRACTOR ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____):ss.

On the _____ day of _____, 2015, personally appeared before me _____ who being by me duly sworn, did say that he/she is the _____ of **ACE DISPOSAL, INC.**, and that the foregoing instrument was signed on behalf of said corporation by authority from its Board of Directors and acknowledged to me that said corporation executed the same.

NOTARY PUBLIC

My Commission Expires:

Residing at:



How Natural Gas Trucks Can Help Clean Up Utah's Air

Written by Rep. Steve Handy, R-Layton on 02 March 2015.

Truck transport is crucial to Utah. Heavy-duty trucks keep our economy humming, especially with increased on-line shopping. A booming economy means more trucks on the highways -- and that's good. But as part of our broader effort to improve Utah's air quality, we need to help the trucking industry reduce emissions so we can all breathe easier.



Recent studies show that vehicles produce about half of the emissions that pollute Utah's air during winter inversions. Heavy-duty trucks, with their large engines and long hours on the road, contribute a significant, and growing, share of the polluting emissions.

Advances in clean diesel technology, tires, and advanced aerodynamics have significantly improved fuel efficiency of heavy trucks. Those technologies and their impact on air quality are significant, and Utah is in a unique position to go a step further by using cleaner, cheaper, locally-sourced natural gas as a truck fuel.

Thankfully, Utah is home to a robust natural gas industry, and recent improvements in engine technology allow operators to purchase heavy-duty trucks with engines that run on clean and efficient natural gas, produced right here in Utah.

But we need modest incentives to encourage trucking companies to use natural gas. These technologies are new, and increased capital costs for the purchase of new natural gas engines are a significant barrier.

In the current legislative session, I am proposing modest incentives to jump-start widespread use of natural gas engines in heavy-duty trucks. We already have an income tax credit for smaller alternative fuel vehicles, but not for large trucks -- where we can have the greatest impact on air quality.

Under my legislation, HB406, these incentives will be phased out as the industry matures. HB406 would also incrementally increase the currently discounted tax paid for natural gas purchased as a transportation fuel, to make it equivalent to highway taxes paid on gasoline and diesel. We must maintain our roads, and the trucking industry needs to pay its fair share, whatever fuel is used.

Will a package of incentives be effective in encouraging trucking companies to convert to natural gas? Evidence in other states suggests that it will. Trucking firms are converting to natural gas in states that offer incentives. Todd Thornley, president of Dairy Way Transport in Tremonton, Utah, told me that incentives are especially important for medium and small trucking companies that don't have the financial resources of the large national firms. "We want to move more to natural gas, but the capital investment is really high," he said. The Utah Trucking Association supports this legislation.

Natural gas trucks can have a big impact on air quality. A recent Wall Street Journal article notes that a small fleet of 24 Ford F650 natural gas tow trucks owned by a Texas towing firm replaces more gasoline than 700 Chevy Volt electric vehicles. Just one tow truck saves more gasoline than 20 Nissan Leaf electric cars. The big natural gas trucks reduce carbon dioxide, nitrogen oxides, and other pollutants.

In the transportation industry, the heavy-duty work truck segment drives the most miles, operates the biggest vehicles, and burns the most fuel. Medium- and heavy-duty trucks comprise only 4 percent of the total vehicles on the road, but account for 20 percent of the fuel consumed and 20 percent of the greenhouse gases (GHG) emitted by the transportation sector. Converting big-truck fleets to natural gas will improve the environment and unlock the economic and environmental benefits of Utah's natural gas boom.

"When it comes to reducing oil dependence, pollution and fuel cost, the transition of America's truck fleet to natural gas is the hands-down winner," said the Wall Street Journal article.

A recent UtahPolicy.com poll, conducted by Dan Jones & Associates, found that 72 percent of Utahns support an incentive program to encourage conversion of large truck fleets to natural gas.

We can improve Utah's air quality, but it will take action on a number of fronts to do so. Reducing emissions from heavy-duty trucks is an important part of the clean-air package.

Cost Charge paid to contractor for pickup

	<u>Current Cost</u>		
	<u>Primary Can</u>	<u>Add'l Can</u>	<u>Recycle Can</u>
Average	\$ 4.53	\$ 2.16	\$ 3.24
Centerville	\$ 4.41	\$ 3.02	\$ 3.90

<u>Juy 1st cost</u>	Contractual		
<u>Primary Can</u>	<u>Add'l Can</u>	<u>Recycle Can</u>	<u>Increase</u>
\$ 4.41	\$ 3.02	\$ 3.90	0%

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 4

Short Title: Drainage Fees

Initiated By:

Scheduled Time: 7:40

SUBJECT

- a. Amend Subdrain District Map - Resolution No. 2015-03
- b. Amend City Fee Schedule re Drainage Utility Fees - Resolution No. 2015-04

RECOMMENDATION

- a. Approve Resolution No. 2015-03 adding 7 lots to the Subdrain District Map.
- b. Approve Resolution No. 2015-04 increasing Drainage Utility Fees in the Centerville Fee Schedule.

BACKGROUND

a. Staff have identified seven residential properties that, in staff's opinion, should be included within the Subdrain District and, therefore, assessed the higher monthly subdrain fee. A second area consisting of three homes was also initially identified as meeting the criteria for inclusion, but upon further consideration, staff are not recommending those homes be included at this time—for reasons that can be explained, if requested, at the Council meeting. Exhibit A to Resolution No. 2015-03 (attached) contains the amended map that adds only the area consisting of seven homes. Most of those homes were affected by flooding in 2013 as a result of a blockage in a storm drain that caused backup into a subdrain and from there into the basements of four homes. Based upon subsequent investigation and research, staff concluded that these homes benefit from subdrains in that area and would be at risk again if those subdrains fail to function properly. Therefore, these properties meet the criteria for inclusion in the Subdrain District as defined in Section B.1.(g) of the Centerville Fee Schedule (see attachment). These homeowners were sent a letter dated February 19, 2015 informing them that staff would be recommending their inclusion in the Subdrain District and that they would likely see the higher subdrain fee (i.e. \$6 instead of \$2) on their bills beginning the end of March. They were given the opportunity to meet with staff to discuss this matter, but to date no such request has been made. Staff recommend the City Council proceed with amendment of the Subdrain District Map to include these properties, with an effective date of March 26, 2015.

b. At their March 3 meeting the City Council directed staff to prepare a Resolution (attached) increasing the drainage fees according to Scenario A (attached). This would increase the fees—the "drainage utility" fee (for stormwater system) and "subsurface drain" fees (for subdrain system)—as shown below, effective June 26, 2015:

- The drainage utility fee would increase from the current \$4 per month for a single family home to \$8.48 per month. Other property owners—businesses, churches, schools, apartment buildings—are assessed fees based on a formula that compares the amount of hard surface area on those properties to the average hard surface area for a single family home (known as an "Equivalent Service Unit", or ESU).
- The subsurface drain fee is currently \$2 per month for a home outside the Subdrain District and \$6 per month for a home inside the Subdrain District. This fee will increase to \$4.24 outside the Subdrain District or \$12.72 inside the Subdrain District. The rationale for charging a subsurface fee to all developed properties is because all residents use roads in the high groundwater areas, and the life of these roads is prolonged by the effective operation of those subdrains. To determine how much the subsurface fee is for properties other than single family homes, the subsurface fee (either \$2 or \$6 currently) is multiplied times the number of "Equivalent Dwelling Units" (EDUs) that applies to each property, as defined in the Fee Schedule.

ATTACHMENTS:

Description

- D Resolution No. 2015-03-Subdrain District Map
- D Resolution No. 2015-03-Exhibit A
- D Fee Schedule Section B.1.(g)
- D Resolution No. 2015-04-Drainage Fees
- D Scenario A

RESOLUTION NO. 2015-03

A RESOLUTION AMENDING THE SUBDRAIN DISTRICT MAP AS SET FORTH IN EXHIBIT A TO THE CENTERVILLE FEE SCHEDULE

WHEREAS, the City Council has previously adopted the Drainage Utility Fees as more particularly set forth in Section V.B.3 of the Centerville Fee Schedule and the related Subdrain District Map as set forth in Exhibit A to the Centerville Fee Schedule; and

WHEREAS, the City Council desires to update and amend the Subdrain District Map to more accurately reflect parcels and property within the City that are specifically benefitted and/or serviced by a subdrain system; and

WHEREAS, the City Council has determined that the amendments to the Subdrain District Map as more particularly set forth herein are reasonable and necessary to properly reflect parcels and property within the City that are specifically benefitted and/or serviced by a subdrain system and to provide for the administration, planning, operation, maintenance, and repair of drainage utility facilities in accordance with the City's Drainage Utility Program.

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

Section 1. Subdrain District Map Amendments. Exhibit A to the Centerville Fee Schedule regarding the Subdrain District Map is hereby amended to read in its entirety as set forth in **Exhibit 1**, attached hereto and adopted herein by reference.

Section 2. Updates. The City Recorder is hereby directed to update the Centerville Fee Schedule to reflect the Subdrain District Map amendments adopted herein as of the effective date of the Subdrain District Map set forth in Section 4.

Section 3. Severability Clause. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage. The Subdrain District Map adopted herein shall become effective on March 26, 2015.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 17th DAY OF MARCH, 2015.

ATTEST:

CENTERVILLE CITY

City Recorder, Marsha L. Morrow

By: _____
Mayor Paul A. Cutler

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

MARSHA L. MORROW, City Recorder

DATE: _____

EFFECTIVE DATE: ____ day of _____, 20____.

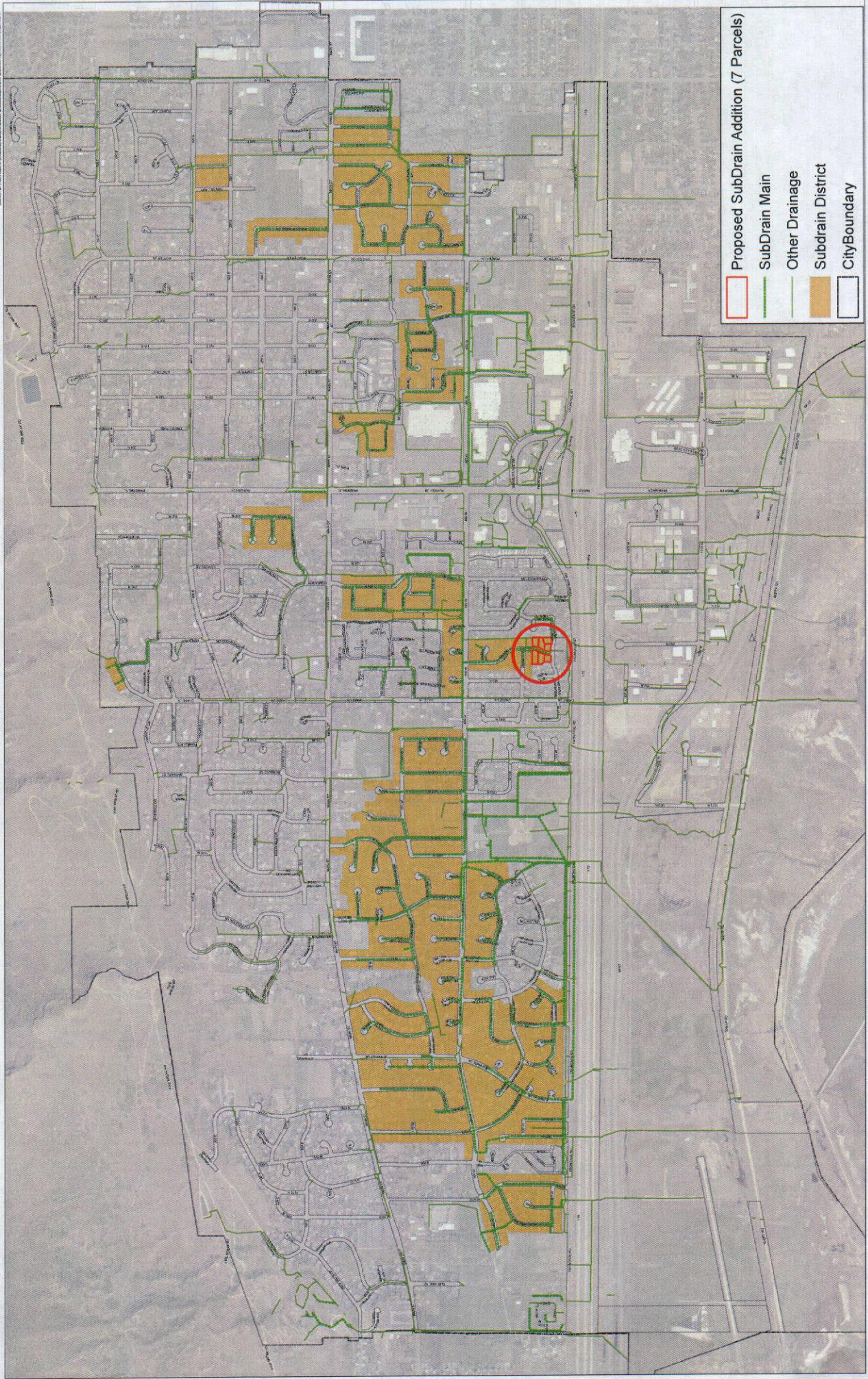
EXHIBIT 1

SUBDRAIN DISTRICT MAP
(EXHIBIT A TO CENTERVILLE FEE SCHEDULE)

Centerville City - SubDrain District and Proposed Map Change



N
1,000 500 0 Feet



B. DRAINAGE UTILITY FEE SCHEDULE

1. Definitions

For purposes of this Schedule, the following words shall be defined as follows:

(g) *Subdrain District*

“Subdrain District” means parcels and/or property located within a defined area or areas of the City specifically benefitted and/or serviced by a subdrain system as more particularly described in Exhibit “A,” attached hereto and incorporated herein by this reference. For purposes of determining the boundaries of the Subdrain District(s) within the City, the following factors shall be considered: actual service connections from the property to a main subdrain system collection line; the ability and/or necessity of the property to connect to a main subdrain system collection line, the proximity of the property to existing subdrain systems; areas or property with an identified subsurface water problem; and property located within developed subdivision containing a subdrain system.

RESOLUTION NO. 2015-04

A RESOLUTION AMENDING THE DRAINAGE UTILITY FEES AS SET FORTH IN SECTION V.B.3 OF THE CENTERVILLE CITY FEE SCHEDULE

WHEREAS, the City Council has previously adopted the Drainage Utility Fees as more particularly set forth in Section V.B.3 of the Centerville Fee Schedule; and

WHEREAS, the City Council hired the consulting firm of Lewis, Young, Robertson and Burningham to study and analyze the City's current Drainage Utility Fees and to recommend appropriate and necessary updates to such fees for properties that are serviced and/or benefitted by the Drainage Utility (2015 Drainage Rate Study); and

WHEREAS, the City Council has provided notice and an opportunity for public comment on the proposed Drainage Utility Fee amendments, including newsletter insert, public open house, public hearing and written comment period; and

WHEREAS, based on the options and recommendations of the 2015 Drainage Rate Study, and public comment on the various rate structure scenarios, the City Council desires to amend and increase the Drainage Utility Fees to be charged for properties within the City as more particularly set forth herein; and

WHEREAS, the City Council has determined that the amendments set forth herein are reasonable and necessary to properly provide for the administration, planning, design, construction, operation, maintenance, repair and replacement of drainage utility facilities in accordance with the City's Drainage Utility Program.

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

Section 1. Drainage Utility Fee Amendments. Section V.B.3 of the Centerville City Fee Schedule regarding Drainage Utility Fees is hereby amended to read in its entirety as follows:

- 1. 3. Drainage Utility Fees¹
 - (a) Storm Drainage Utility Fees
 - (i) Single-Family Residential Parcels
- \$8.48 ~~\$4.00~~ per month (1 ESU)

i The City Council finds that the following drainage utility fees are reasonable and necessary to fund the administration, planning, design, construction, operation, maintenance, ~~and repair~~ and replacement of existing and proposed drainage utility facilities. The following drainage utility fees are hereby established for each parcel of real property within the City.

(ii) Other Developed Parcels

All other developed parcels, including, but not limited to multiple-family residential parcels, commercial parcels, and industrial parcels shall be charged a storm drainage utility fee based on the number of ESU's on the parcel. The number of ESU's shall be established by measuring the amount of impervious surface on the parcel (in square feet), and dividing that number by 3,600 square feet. The actual monthly fee (service charge) shall be computed by multiplying the total ESU's for the parcel by the monthly rate of ~~\$8.48~~ \$4.00 per ESU. For example, a parcel with 25,000 square feet of impervious surface area shall pay a fee of ~~\$58.89~~ \$27.77 per month ($25,000 \div 3,600 = 6.944$; then, $6.944 \times \$4.00 = \27.77).

(b) Subsurface Drainage Utility Fees⁵²

(i) Developed Parcels Outside a Subdrain District:

~~\$4.24~~ \$2.00 per month (per EDU)

(ii) Developed Parcels within a Subdrain District:

~~\$12.72~~ \$6.00 per month (per EDU)

Section 2. Updates. The City Recorder is hereby directed to update the Centerville City Fee Schedule to reflect the amended Drainage Utility Fees adopted herein as of the effective date of such fees as set forth in Section 4.

Section 3. Severability Clause. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage. The Drainage Utility Fees adopted herein shall become effective on June 26, 2015.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 17th DAY OF MARCH, 2015.

CENTERVILLE CITY

By: _____
Mayor Paul A. Cutler

ATTEST:

City Recorder, Marsha L. Morrow

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

MARSHA L. MORROW, City Recorder

DATE: _____

EFFECTIVE DATE: ____ day of _____, 20____.



Centerville City, Utah

Storm Drain Utility Fund

Comprehensive Financial Sustainability Plan

Table Detail: Multi-Year Cash Flow Projections

Scenario A: One Time Increase (No Debt)	FY 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Scenario B: Five-Year Staggered Increase (w/ Debt)	FY 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Scenario C: Two-Year Staggered Increase (No Debt)	FY 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0.0%	112.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (IN) Rate Increase	0.0%	112.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (Out) Rate Increase	0.0%	112.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Charge/ESU/Month	\$4.00	\$8.48	\$8.48	\$8.48	\$8.48	\$8.48	\$8.48	\$8.48	\$8.48	\$8.48	\$8.48
Charge/EDU(IN)/Month	\$6.00	\$12.72	\$12.72	\$12.72	\$12.72	\$12.72	\$12.72	\$12.72	\$12.72	\$12.72	\$12.72
Charge/EDU(OUT)/Month	\$2.00	\$4.24	\$4.24	\$4.24	\$4.24	\$4.24	\$4.24	\$4.24	\$4.24	\$4.24	\$4.24

Scenario A: One Time Increase (No Debt)

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Operating Revenues	\$578,784	\$1,236,220	\$1,245,442	\$1,254,791	\$1,264,267	\$1,273,768	\$1,283,295	\$1,292,847	\$1,302,628	\$1,312,398	\$1,322,241
Total Operating Expenditures	(\$529,782)	(\$545,675)	(\$562,045)	(\$578,907)	(\$596,274)	(\$614,162)	(\$632,587)	(\$651,565)	(\$671,112)	(\$691,245)	(\$711,982)
Total Non-Operating Revenues (Expenses)	\$47,437	\$46,958	\$49,241	\$49,189	\$108,924	\$114,747	\$120,316	\$123,969	\$130,903	\$132,973	\$134,588
Net Revenues Available For Ds	\$96,440	\$737,502	\$732,638	\$725,074	\$776,917	\$774,353	\$771,023	\$765,252	\$762,420	\$754,126	\$744,846
Total Storm Debt Service	(\$67,088)	(\$95,138)	(\$102,575)	(\$110,444)	(\$187,188)	(\$197,625)	(\$212,625)	-	-	-	-
COVERAGE RATIO	1.44	7.75	7.14	6.57	4.15	3.92	3.63	NA	NA	NA	NA
COVERAGE RATIO: w/o Impact Fees	0.77	7.27	6.69	6.14	3.57	3.35	3.08	NA	NA	NA	NA
SURPLUS REVENUES	\$29,352	\$642,365	\$630,063	\$614,630	\$589,729	\$576,728	\$558,398	\$765,252	\$762,420	\$754,126	\$744,846
Total Transfers In (Out)	-	-	-	-	-	-	-	-	-	-	-
Total CIP (Including 0% Depreciation)	(\$286,430)	(\$349,685)	(\$807,440)	(\$853,966)	(\$301,074)	(\$374,446)	(\$776,134)	(\$365,273)	(\$348,362)	(\$431,228)	(\$1,427,615)
Proposed Series 2017 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Proposed Series 2024 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Total Change in Cash Position	(\$257,078)	\$292,680	(\$177,377)	(\$239,336)	\$288,656	\$202,282	(\$217,736)	\$399,979	\$414,058	\$322,899	(\$682,769)
Beginning Cash Reserves	\$536,500	\$279,422	\$572,102	\$394,725	\$155,389	\$444,045	\$646,327	\$428,591	\$828,570	\$1,242,628	\$1,565,527
Ending Cash Reserves	\$279,422	\$572,102	\$394,725	\$155,389	\$444,045	\$646,327	\$428,591	\$828,570	\$1,242,628	\$1,565,527	\$882,758
Ending Cash Reserves (unrestricted)	\$279,422	\$572,102	\$394,725	\$155,389	\$444,045	\$646,327	\$428,591	\$828,570	\$1,242,628	\$1,565,527	\$882,758
Ending Bond Proceeds Balance	-	-	-	-	-	-	-	-	-	-	-
Days of Working Capital (unrestricted)	193	383	256	98	272	384	247	464	676	827	453

WE PROVIDE SOLUTIONS

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 5.

Short Title: Energy savings proposal and incentive offer from Rocky Mountain Power for water system pumping and park lighting

Initiated By: Randy Randall, Public Works Director

Scheduled Time: 7:50

SUBJECT

RECOMMENDATION

- 1) Authorize Water Department to proceed with energy savings proposal and Rocky Mountain Power's "Incentive Offer" relating to power usage at pump stations.
- 2) Authorize staff to proceed with change-out of lights at Freedom Hills Park to LED lights--including RMP's "Incentive Offer"--and authorize funding to pay for conversion cost.

BACKGROUND

Randy Randall, Public Works Director, continues to look for ways to reduce power usage in the City's water system. The attachment, "Water System Power Usage Scenarios", illustrates the significant power cost reductions that can be achieved through proactive management of power usage. As explained in Randy's attached memo, in-depth analysis and proactive management of the City's water system power usage has reduced the annual power cost to an estimated \$95,700 in 2015. This can be further reduced by implementing measures proposed in his memo. The Water Fund would bear the upfront cost for materials/equipment needed, off-set in part initially by RMP's "Incentive Offer" and the remaining cost recovered in a short period (Randy estimates within one year) by the reduction in power costs. Water Department employees would provide the labor needed to install materials and equipment.

Randy also believes the advances in LED lighting technology now make it cost-effective to convert some of the City's public lighting to LED. He has discussed with Bruce Cox, Parks & Recreation Director, the proposal to convert the Freedom Hills Park parking lot lights to LED, utilizing an incentive offer from RMP. This proposal is explained in the latter part of Randy's attached memo. It would require a net conversion cost of \$2,466 after applying the RMP incentive of \$1204 towards the estimated total cost of \$3,670 (see attachment, "Freedom Hills Park Incentive Offer Summary"). Staff are discussing how to fund this conversion cost in the current Budget--whether it come from existing line items in the General Fund or contingency, or a combination of these sources--and will recommend funding sources at the council meeting.

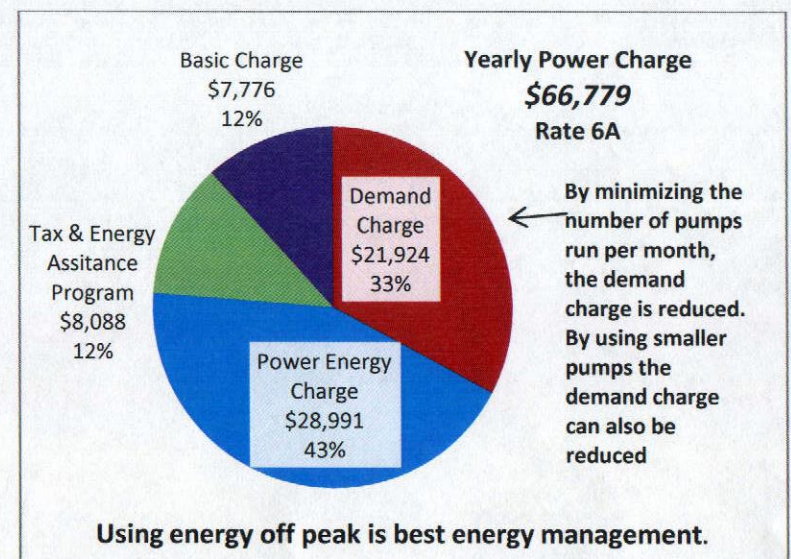
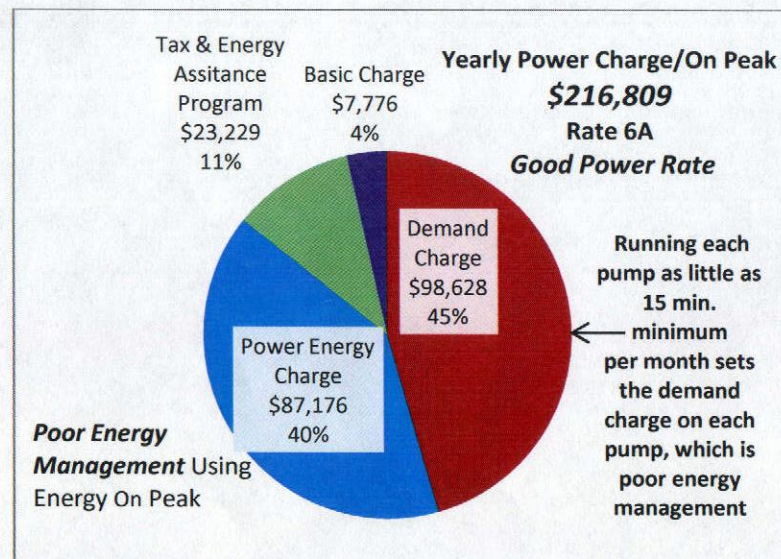
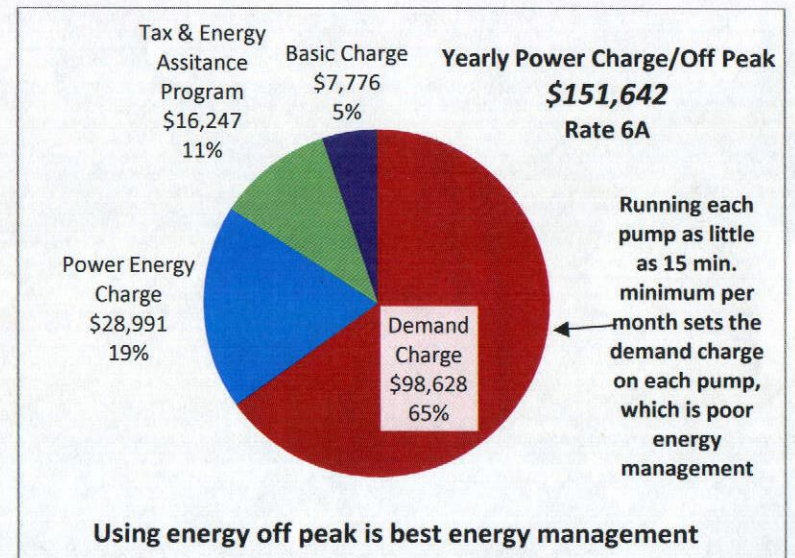
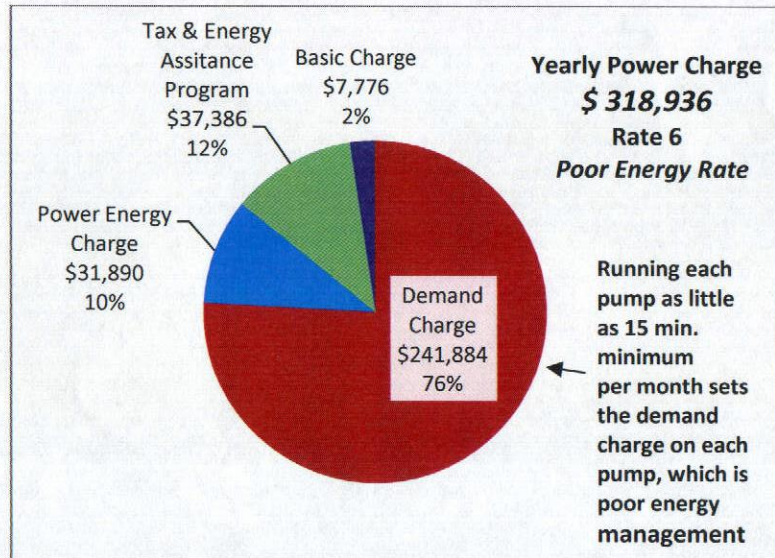
Bruce is supportive of Randy's recommendation that this lighting conversion in Freedom Hills Park be used as an opportunity to confirm (after a period of evaluation) whether similar conversions to LED lighting should be considered at other City facilities, such as City Hall parking lot.

ATTACHMENTS:

Description

- ☐ Water System Power Usage Scenarios
- ☐ Randy Randall Memo
- ☐ Water System Pumping Incentive Offer
- ☐ Water System Energy Savings Proposal - Materials/Equipment Bids
- ☐ Freedom Hills Park Incentive Offer Summary

Centerville City Water System Power Usage Report



Power energy is based on 823,704 kwh. The savings for the City is \$252,157 per year.

To: Mayor and City Council

From: Randy Randall, Public Works Director

Subject: Energy Savings Proposal and Savings Incentives from Rocky Mountain Power.

Date: 3/10/15

The City Water Department is seeking approval to put the following energy-saving measures in place.

The Water Department has recently investigated ways to save even more on the long-term cost of electricity. We have developed a plan and have met with officials from Rocky Mountain Power (RMP). They concur that our plan is sound and are willing to incentivize us to follow through with our plan. After careful analysis, we believe that the payback for these proposed improvements will occur in one year by utilizing the incentive offered by RMP (attachment: "Water System Pumping Incentive Offer").

The Water Department's present electricity budget is \$87,000 per year. Due to changes in RMP's rate schedules, power costs increased in the fall of 2014, so our electricity costs will be about 10% more in 2015, or approximately \$95,700. After implementing our plan, electrical costs per year are estimated to be \$66,779 per year. That equates to a savings of \$28,921 per year. RMP's incentive is \$12,688. Thus \$41,609 is available to cover the cost of implementing our plan. Actual materials cost to implement our plan is approximately \$39,000. Therefore, RMP's incentive and the energy savings are estimated to off-set the materials cost within one year. Labor will be provided by City employees.

The purposes of this plan are to manage the cost of electricity, improve the redundancy of our water system, and to increase emergency preparedness capacities. When it is implemented, the plan will allow us to add 7-1/2 horse-power pumps at all our booster stations. One or more of these pumps will be in use continuously during off-peak pumping times, enabling us to spread the pumping rate over 88 hours per week at lower rate charges.

The advantages of these 7-1/2 horse-power pumps will be:

- 1). Lowering the monthly demand charge from RMP to the city by 75% to 100% because the smaller pumps use less than RMP's minimum demand charge of 5 KW.
- 2). Because the smaller pumps produce lower-flow rates, less head-loss will incur and less friction will be produced, providing additional electrical cost-savings.
- 3). The smaller pumps will result in further cost-savings in the event of power outages. This is because smaller, significantly less-expensive generators are needed to run smaller pumps.
- 4). The large existing pumps will remain at each booster station so they can be used if and when large flows are occasionally needed.

Currently we receive pressurized water from Weber Basin. With a few pipe and valve changes, Weber Water's pressure is adequate to fill two upper reservoirs without need for further pumping costs. This is true more than 90% of the time. A 7-1/2 horse-power pump will be installed at Weber Basin Diversion, which will replace a 60-horse-power pump, to

be used on the occasions that more pressure may be needed to fill those two upper reservoirs with Weber Water. The pipe and valve changes mentioned include installing a motor-operated butterfly valve that will open automatically when needed. It will then create very low head-loss, and will allow the water to flow freely without needing to be pumped.

The advantage of this new 7-1/2 horse-power pump is that it will allow us to save 90% to 100% in electrical costs because the smaller pump uses less than RMP's minimum demand charge of 5 KW.

There is one other, unrelated procedure that I hope the City Council will approve to decrease electrical costs to the city. It has to do with lights at Freedom Hills Park. Electrical costs for lights at Freedom Hills Park are presently paid from the City's Water Fund because these receive power through the booster pump station located in this park. Electrical costs are high due to the number and types of lights used at the park. RMP Watt-Smart Program has approved an incentive of \$1,203 that we can use to help replace current lights at Freedom Hills Park with LED lights. Rocky Mountain Power estimates that LED lights at the park will pay for themselves (with their incentive) in 7.9 years (attachment: "Freedom Hills Park Incentive Letter Summary"). Their estimation doesn't take into account the fact that some of the electrical charges are based on their 'on-peak' power rate (which is eleven cents per kilowatt hour) and some are based on their off-peak power rate (which is three-and-a-half cents per kilowatt hour). Their estimation also doesn't take into account the 70% reduced demand charge typically generated by LED lights. If those additional considerations were to be included in estimated cost savings, the change to LED lights will more likely pay for itself within six years (with Rocky Mountain Power's incentive). I recommend that the City Council should vote to take advantage of this incentive offered by Rocky Mountain Power, not only to save additional electrical costs, but also as a test case for determining how LED lighting compares to traditional lighting and whether or not LED lighting might be favorable for use in other public lighting needs.



Date: 03/10/2015

Customer Name: CENTERVILLE CITY
RE: Incentive Offer Letter
Project: C-O-C Water Pumping
Project Number: WBUT_22281

Dear Randy Randall,

Attached is your *wattsmart* Business Program Incentive Offer for C-O-C Water Pumping energy efficiency project. Based on the energy analysis performed, we estimate your cash incentive to be **\$12,688.65** with **84,591 kWh** savings. The final incentive amount will be based on the verified savings of the actual equipment installed.

Next Steps-

1. You must sign and email/send the attached Incentive Offer to the contact information listed below.
2. Contact Rocky Mountain Power during project implementation if there are changes affecting the energy savings potential of the project, costs, or the schedule.
3. Complete the installation and provide written notice (email preferred) of completion to Rocky Mountain Power by the completion date of **09/30/2015** specified in your incentive offer.

We recommend that you set up tracking for project costs so invoices and other project cost documentation can easily be provided to Rocky Mountain Power when you have finished the project installation.

Sincerely,

Jason Hone

Rocky Mountain Power
Jason Hone – Project Manager
jason.hone@pacificorp.com
201 South Main St., Ste 2000
Salt Lake City, UT 84111

WBUT_22281



wattsmart Business Application – Incentive Offer Letter

CENTERVILLE CITY
1475 N 50 E
CENTERVILLE, UT 84014

Re: WBUT_22281

Rocky Mountain Power
Jason Hone – Project Manager
jason.hone@pacificorp.com

After reviewing your application, we are pleased to provide you an incentive offer for the successful implementation of the approved energy efficiency measures described in the attached exhibit(s).

Cash Incentive Estimate

Issue Date: 03/10/2015
Estimated Incentive: \$12,688.65
Completion Date: **09/30/2015**

For this offer to remain valid and to receive an incentive, it is the responsibility of the participant to:

1. Sign and return this offer to the contact above within 60 days of the issue date.
2. Implement the project by the Completion Date.
3. Notify Rocky Mountain Power of any changes that materially affect the implementation schedule, measure costs or the savings.
4. Upon project completion notify Rocky Mountain Power via email project has been completed.
5. Provide all required documentation and participate in any required inspections no later than 60 days from the Completion Date

Acknowledgement

I understand: (1) my responsibilities listed above; (2) the incentive offer is an estimate; (3) the incentive paid will be based on verified electric energy savings and approved costs.

Name (please print)

Title

Signature

Date



Assignment of Incentive to a Third Party

(This Form only needs to be completed if Customer wants to assign the Incentive payment to a third party.)

The undersigned Customer hereby assigns all of its right, title and interest in the Incentive, subject to the terms and conditions of the Incentive Offer dated _____, to the following:

NAME: _____

STREET: _____

CITY, STATE, ZIP: _____

In the event that Rocky Mountain Power does not pay the incentive as a result of the participant's failure to comply with the terms and conditions, the assignee's sole recourse shall be against participant.

Executed on this _____ of _____ 20__

Customer:

By: _____

Name: _____

Title: _____

Exhibit A - Estimated Project Economics for C-O-C Water Pumping

Project Name: Centerville Pump Upgrades

Project Number: WBUT_22281

Measure Number	CUSTOM MEASURES	kWh Savings, Annual	kW Savings, avg per mo	Cost Savings, Annual	Incremental Installed Cost	Incentive	Payback Before Incentive	Payback After Incentive	Retrofit or New Construction	TRL Number
CM 1	Weber Pit Booster Modification	82,510	5	\$4,034	\$38,144	\$12,376.50	9.5	6.4	R/NCMR	11222013-100
CM 2	Park Hills Booster Modification	2,081	5	\$877	\$2,930	\$312.15	3.3	3.0	R/NCMR	11222013-100
		84,591	10	\$4,911	\$41,075	\$12,688.65	8.4	5.8		

Project Totals	kWh Savings, Annual	kW Savings, avg per mo	Cost Savings, Annual	Incremental Installed Cost	Incentive	Payback Before Incentive	Payback After Incentive	Installed Cost After Incentive	Percentage of Cost Paid by Incentive
	84,591	10.0	\$4,911	\$41,074.88	\$12,688.65	8.4	5.8	\$28,386.23	30.9%

Notes regarding wattsmart Business Custom incentives:

While the above energy savings results have been reviewed for technical accuracy and are believed to be reasonably accurate, the findings are estimates and actual results may vary. The incentives listed for individual measures are an allocation of the project incentive (allocated based on savings). For details on how incentives are calculated, see the attached incentive calculation sheet(s).

Issue Date: 03/10/2015

Bid Award for the Energy Up-grade

After reviewing the bids, I would recommend awarding the bids to the following suppliers.

Mag Meters

Waterford	Award	\$5,989.20
Rosemount		\$7,610.00
SCI		\$7,610.00

5 = 7.5 HP Pumps

Delco Western	Award	\$15,450.00
Nickerson		Can't meet pump efficiency
CH Spencer		Can't meet pump efficiency

1 = 7.5 HP Pump End Suction

Nickerson	Award	\$2,527
Delco Western		Can't meet pump efficiency
CH Spencer		\$12,500 Can't meet pump efficiency

Starters for Five Pumps

Duncan Electric	Award	\$298 ea.	\$1,490 for five
Grainger		\$395 ea.	\$1,975 for five
C & D		\$685 ea.	\$3,425 for five
Codale		\$729 ea.	\$3,645 for five

Valve for Weber Pit

Only Supplier		
Rocky Mountain Valve	Award	\$4,898.40

Freedom Hills Park Incentive Offer Summary



Let's turn the answers on.

V 120114.3

Viewing The
Contracted Stage

Utah
wattsmart® Business

07/01/14 Effective Date

Project ID UTX1_005294
Lighting Coordinator Denise Ashby
Lighting Tool Prepared by Chris Duncan

Customer Information

Project	Centerville Freedom Park
Company	Centerville City
Customer Contact	Randy Randall

Total Savings ☒ Stipulated Wattage ☐ Actual Wattage

		kWh/Year	Avg kW/Month	\$ Savings/Year
Stipulated Wattage	Lighting	8,024	0.00	\$311.49
	Control	0	0.00	\$0.00
	Total	8,024	0.00	\$311.49

Project Costs

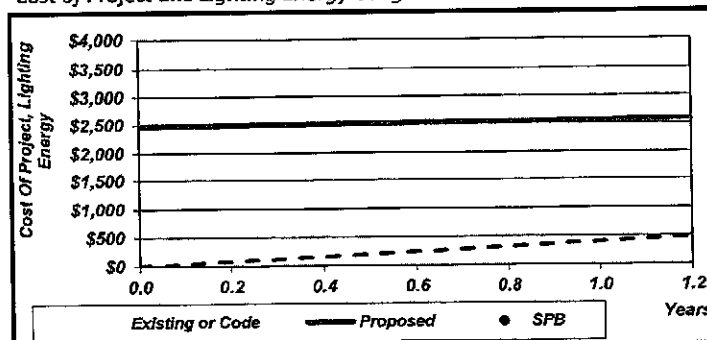
Total Cost	\$3,670.00	Lighting	\$1,203.60
Total Incentive	\$1,203.60	Controls	\$0.00
33% Of Cost Paid By Incentive		Incentive	\$1,203.60
Net Project Cost	\$2,466	Full Incentive	

Project Detail

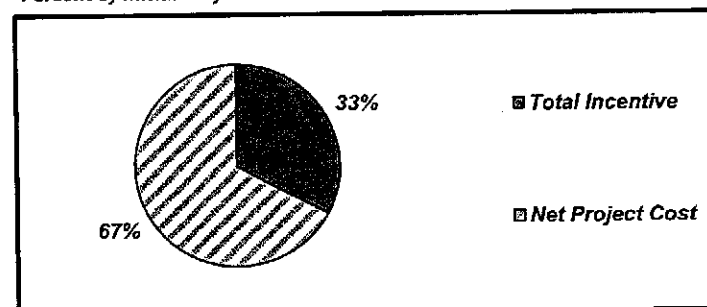
0% Better Than Code LPD (w/ft²)			78% Better Than Code Operation Cost/Yr		
Existing	Code	Proposed	Existing	Code	Proposed
0.00	0.00	0.00	\$399	\$399	\$87

Simple Payback (Without Incentive)	11.8 Yrs	Simple Rate Of Return (Without Incentive)	8%
Simple Payback (With Incentive)	7.9 Yrs	Simple Rate Of Return (With Incentive)	13%

Cost of Project and Lighting Energy Usage Over Time



Percent of Initial Project Cost



The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for wattsmart Business lighting projects.

For wattsmart Business Lighting projects, lighting incentives are capped at 70% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). For wattsmart Small Business Lighting projects, lighting retrofit incentives are capped at 80%.

Stipulated vs. Actual wattage – This tool has two calculation methods to distinguish between actual and stipulated wattages. There will only be a difference between actual and stipulated if the existing fixtures are impacted by efficacy standards (e.g. general service fluorescent and incandescent). Results from either calculation can be viewed by selecting "Stipulated wattage" or "Actual wattage." Incentive calculations and 1-year simple payback cap are always based on stipulated wattage.

To receive an incentive you MUST sign an Incentive Offer before purchasing equipment.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 6.

Short Title: Discuss Vacation of Portion of Right-of-Way on 500 East Street

Initiated By: City Attorney

Scheduled Time: 8:00

SUBJECT

Discuss proposed vacation of a portion of 500 East located within the Panorama Subdivision No. 2

RECOMMENDATION

Discuss proposed vacation of a portion of 500 East located within the Panorama Subdivision No. 2 and provide direction to Staff regarding the same.

BACKGROUND

The City issued a stop work order for a retaining wall that was being reconstructed on property located at approximately 1514 North 500 East (owned by Beth and Richard Johnson). The stop work order was issued because the retaining wall was being constructed without a permit (which is required for any retaining wall or structure exceeding 4 feet in height). In researching the matter, the City determined that the retaining wall is also illegally located within the public right-of-way constituting 500 East. Given the construction of the house and driveway so close to the right-of-way, it is very difficult and impractical for the Johnsons to move and reconstruct the retaining wall outside of the public right-of-way. There are a number of houses along 500 East in a similar situation with retaining walls located immediately adjacent to the public sidewalk and within the public right-of-way. Their neighbor Michael Kelley is also interested in having a portion of 500 East vacated to accommodate the retaining wall associated with his property located at 1530 North 500 East. The City is concerned about the safety and liability issues regarding these retaining walls within the public right-of-way. Normally, the City would pursue an enforcement action for encroachment into the public right-of-way and require the adjacent property owners to remove the encroachment. In other circumstances, the City has alternatively granted a license to the adjacent property owner for use of the public right-of-way when justified. The situation along 500 East presents unique circumstances and difficulties regarding pursuit of any such enforcement action or granting of a license for encroachment. After much debate, Staff has determined that it would be in the City's best interest to recommend vacation of a portion of 500 East to allow the private retaining walls to be located on private property rather than encroaching into the public right of way. Such recommendation is conditioned upon the property owners bearing the costs associated with such vacation, including, but not limited to, surveying and engineering costs required to prepare the legal description for the property to be vacated, newspaper noticing costs, and recording costs. Depending upon location of the existing property lines between the right-of-way and private property, it is anticipated that about 5-10 feet of 500 East would need to be vacated. Any such vacation is subject to the street vacation procedures set forth in the attached Memorandum, including public hearing and notice requirements. Issues regarding existing public facilities and/or public utility easements will also need to be reviewed. Before the property owners incur the costs involved in petitioning for street vacation and preparing the required legal and engineering documents, Staff thought it would be reasonable to seek direction from the City Council.

ATTACHMENTS:

Description

- D Street Vacation Procedures-Memo
- D Aerial Photo-1514 N 500 E
- D Panorama Subdivision No. 2 Final Plat



CENTERVILLE CITY ATTORNEY'S OFFICE

250 North Main Street
Centerville, Utah 84014
801.335.8842

MEMORANDUM

Privileged and Confidential under Attorney/Client Privilege

TO: Mayor and City Council
FROM: Lisa G. Romney, City Attorney
DATE: March 12, 2015
RE: Street Vacation Procedures

The following summarizes the procedures required to vacate a public street, right-of-way or easement owned or held by the City for the public benefit.¹

Petition to Vacate

Pursuant to *Utah Code Ann.* § 10-9a-609.5, a request to vacate a portion of a public street, right-of-way or easement may be initiated by submittal of a petition to vacate.² Such petition to vacate must include the name and address of each owner of record of land that is: (1) adjacent to the public street; or (2) accessed exclusively by or within 300 feet of the public street. The petition to vacate must also include the signature of each such owner of record that consents to the vacation.

¹ This Memorandum is limited to a review of State law procedure for street vacation. Additional City Ordinance requirements or procedures may apply.

² For simplicity, the use of the term "public street" shall include a public street, right-of-way or easement as used in Section 10-9a-609.5 and Section 10-9a-208.

Notice and Public Hearing

If a petition to vacate a portion of a public street is submitted to the City, the City Council is required to hold a public hearing on the matter in accordance with *Utah Code Ann. § 10-9a-208*. The City is required to provide notice of the date, place and time of the public hearing. Such notice must be provided at least ten (10) days before the public hearing and shall be provided as follows: (1) mailed to the record owner of each parcel that is accessed by the public street; (2) mailed to each affected entity; (3) posted on or near the public street in a manner that is calculated to alert the public; (4) published in a newspaper of general circulation in the City; and (5) published on the Utah Public Notice Website (as created in Utah Code Ann. 63F-1-701).

Determination and Ordinance

After the public hearing on the proposed vacation, the City Council must determine whether: (1) good cause exists for the vacation; and (2) the public interest of any person will be materially injured by the proposed vacation. If the City Council determines that there is good cause for the vacation and that neither the public interest nor any person will be materially injured by the vacation, the City Council may adopt an ordinance granting the petition to vacate some or all of a public street.

Recording

If the City Council adopts an ordinance to vacate all or a portion of a public street, the City Council shall thereafter ensure that one or both of the following is recorded in the Davis County Recorder's Office: (1) a plat reflecting the vacation; or (2) the ordinance granting the vacation.

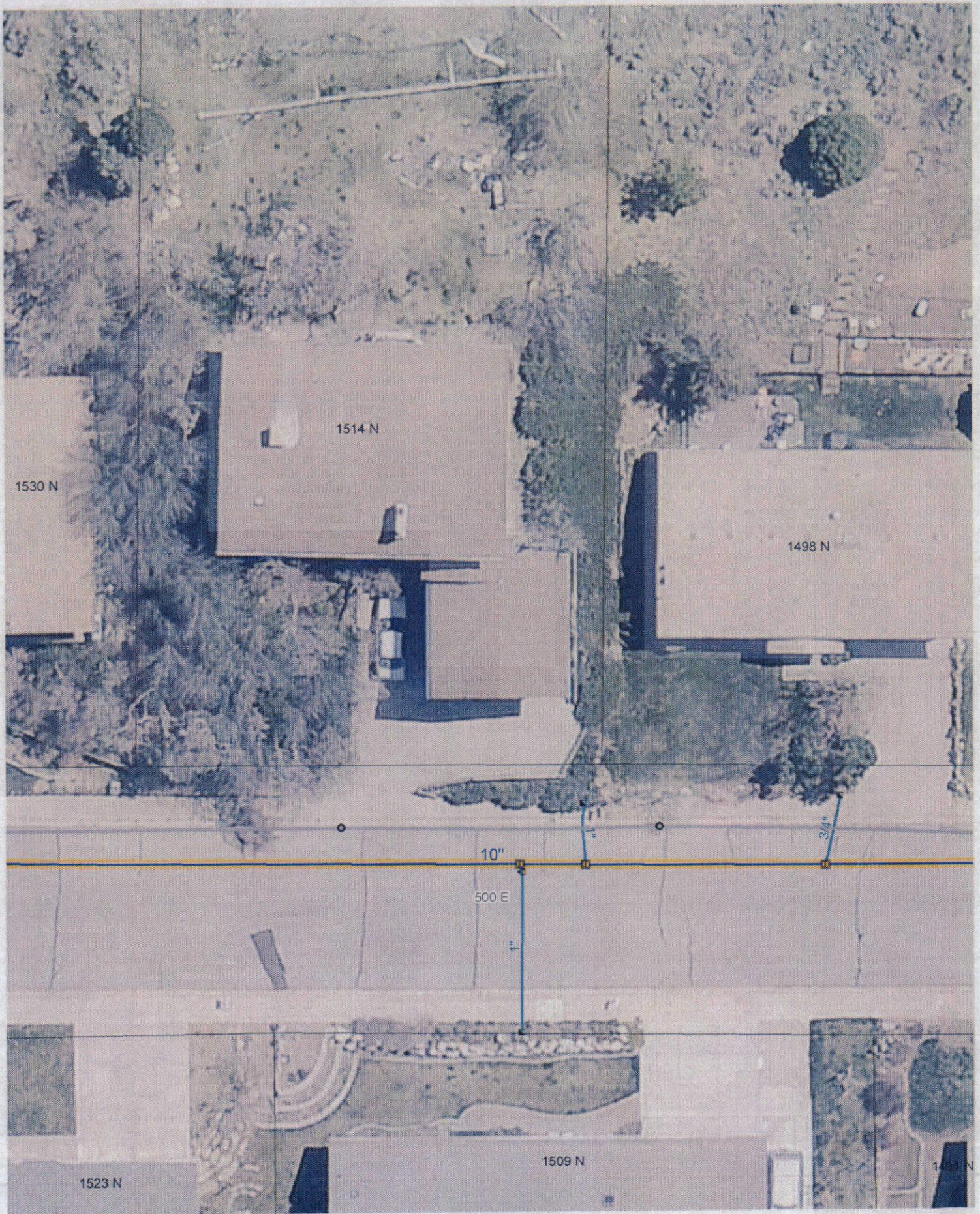
Limitations

The action of the City Council vacating some or all of a public street that has been dedicated to public use operates only to the extent to which it is vacated, upon the effective date of the recording, as a revocation of the acceptance of and the relinquishment of the City's fee in the vacated street. Such vacation does not and may not be construed to impair any right-of-way or easement of any lot owner, the franchise rights of any public utility, or any other private easements therein. Such rights shall remain regardless of the street vacation.

Effect of Vacation

The effect of and any reversionary interest in the vacated portion of public street depends on the nature of the property interest obtained by the City when it acquired the public street in the first place. If the City obtained title to the public street through dedication of the road by subdivision plat, the City merely has a determinable fee interest in the road and upon vacation of the road fee simple title to the vacated portion of land reverts to the abutting property owner.³ In such cases, if the entire width of the public street is vacated, the center-of-the-highway rule has been applied in Utah which results in fee title to the vacated land reverting to the abutting property owners to the center line of the street. Compensation from the abutting property owners upon vacation of a public roadway dedicated by plat is not required or permitted as the City no longer has any interest or title to the property and therefore nothing to sell. If, however, the City originally acquired fee simple title to the road by grant or deed, such as a grant or deed under the Federal Townsite Act, the City retains fee simple title to the property and is not subject to reversionary interests of abutting landholders.

³ See, *Nelson v. Provo*, 6 P.3d 567, 571 (Utah App. 2000) and *Sears v. Ogden*, 572 P.2d 1359, 1363 (Utah 1977), for the proposition that "the interest a municipal body acquires in the streets in a platted subdivision is a determinable fee" and "[u]pon vacation by the governing authorities, the fee reverts to the abutting property owner".



A SUBDIVISION OF PART OF SECTION 5, T2N, R1E, S1B #1M
U.S. SURVEY
CENTERVILLE CITY, DAVIS COUNTY, UTAH
SCALE 1"=100' APRIL, 1973



APPROVED THIS 1st DAY OF June, 1977
BY THE CENTERTVILLE CITY PLANNING COMMISSION

PRESENTED TO THE CITY COUNCIL OF CENTER-
VILLE CITY, UTAH, THIS 1 DAY OF July, 1973.
AT WHICH TIME THIS RESOLUTION WAS ACCEPTED
AND APPROVED

677 AG-204-17

STATE OF UTAH
COUNTY OF DAVIS 9.5

ON THIS 22ND DAY OF May 1978, PERSON-
ALLY APPEARED BEFORE ME THE SIGNED OF
THE OWNERS DEDICATION, TWO IN MEMBER, WHO
DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME

for Shirley Wilson Jones July 11, 1978
NOTARY PUBLIC RESIDENCE COMMISSION EXPIRES

APPROVED AS TO FORM THIS 1st DAY OF
JULY 1973

BEGIN AT THE N.E. CORNER OF PLANNING SUBDIVISION N71, S&D COMPANY BEING EAST 8750 FEET FROM THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 9, T4N R1E S&B AND FINISHING THEREIN SOUTH 60 DEGREES WEST 100 FEET TO THE E. CORNER OF SAID PLANNING SUBDIVISION N71, THENCE S40°E, 60.00 FEET ALONG THE EAST LINE OF SAID SUBDIVISION'S S40°E, 60.00 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION'S S40°E, 60.00 FEET, THENCE ALONG THE ARC OF A 223.82 FEET RADIUS CURVE TO THE LEFT 90 DEGREES POINT BEARS S40°E 60°E, A BARGE, BEARING S40°E 60°E, 100 FEET TO THE E. CORNER OF SAID SUBDIVISION N71, THENCE NORTH 50.00 FEET, THENCE N10°E, 542.48 FEET, THENCE N17°00'W 160.61 FEET, THENCE N10°E 90.33 FEET, THENCE N10°00'W 67.69 FEET, THENCE S40°E 60.00 FEET TO THE E. CORNER OF SAID SUBDIVISION N71, BEING 260.00 FEET.

KNOW ALL AND BE THESE PRESENTS THAT WE THE UNDERSIGNED
CHURCH OF THE ABOVE ENTITLED TRUST OF LAND, HAVING CAUSED
THE SAME TO BE SURVEYED AND LOTS AND STREETS TO HEREAFTER
BE KNOWN AS HAWKLAND SUBDIVISION #2 DO HEREBY MANIFEST AND
CONFIRM THAT THE SAID LOTS, STREETS AND STIPULATED
EASEMENTS ARE THE SAME AS SHOWN ON THE MAP AND PLAN OF
THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO HEREBY DEFEND,
AND SAVE THE CITY HEREAFTER AGAINST ANY EASEMENTS OF OTHER
PERSONS OR CORPORATIONS IN THE SAID LOTS, STREETS AND
EASEMENTS IN THE DESIGNATED STREETS AND EASEMENTS
HEREIN SHOWN, AND DO HEREBY CONFIRM THE INTENT AND USE OF THE
STREETS, AND DO FURTHER DEMONSTRATE THE EASEMENTS AS SHOWN
ON THE MAP AND PLAN OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS
THIS 1ST DAY OF MAY, 1913.

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT
EXAMINED BY THIS OFFICE AND IT IS CORRECT
AND IN ACCORDANCE WITH INFORMATION ON FILE
IN THIS OFFICE

... Philip J. ... DATE July 4, 1977

I, DON STEPHEN MULLISIAN, A REGISTERED LAND SURVEYOR, LICENSE NO. 14676, 43, SIGNED BY THE SIDE OF UTM-DO METEORIC CEMENT THAT BY AUTHORITY OF OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREWITH AND HAVE SUBMITTED SAID TRACT OF LAND AND PLAN TO THE SEVERAL NEIGHBORING LAND OWNERS, NAMELY: FRANKLIN SUBMISSION, NE 2, AND THAT THE SAME HAS BEEN SURVEYED AND SKEELED ON THE SIDING AS SHOWN ON THIS PLAN SIGNED THIS _____ DAY OF _____, 1922.

DAVID STEPHEN MILLER

ENTRY # 381521 FEE PAID \$100.00 FILED FOR
RECORD AND RECORDED THIS 21st DAY OF JULY
1973 A.D. AT 3:00 IN BOOK "5" OF LOT PAGE 539

Bartholomew J. Conner
DAVIS COUNTY RECORDER

BY ACQUITT

GREAT BASIN ENGINEERING AND SURVEYING

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 7.

Short Title: Discuss Election procedures and consider vote by-mail - Presentation by Brian McKenzie, Davis County Elections Manager

Initiated By: Marsha Morrow, City Recorder

Scheduled Time: 8:10

SUBJECT

RECOMMENDATION

After presentation by Brian McKenzie, Davis County Elections Manager, determine whether to use the vote by-mail option for the upcoming municipal election. This decision must be made by April 1; the March 17 meeting is the Council's last regular meeting before that deadline.

County Clerk/Auditor Curtis Koch will also be present with Brian McKenzie.

BACKGROUND

The first attachment is the Vote By-Mail Hybrid Election Report for the 2014 Primary and General Elections prepared by Davis County Elections Clerk/Auditor. It explains the results of the 2014 County Elections (Primary & General Election) that were vote by-mail.

The second attachment is the estimate of Davis County Election Expenses for the City for a regular election (electronic voting machines) and a vote by-mail election.

The cost estimate for an electronic voting election, which the City has used for the past several years, would be approximately \$8,136 per election (primary [if needed] & general). If a primary election was needed the total estimated cost of both elections for 2015 would be \$16,272.

The cost estimate for a vote by-mail election would be approximately \$13,037, minus the \$1,406 cost for the return postage for the in-bound postage (see explanation below re HB321), which would reduce the approximate total cost for by-mail election to \$11,631 per election (primary [if needed] & general). The total approximate cost of the 2015 by-mail Election for both primary (if needed) and general by-mail would be \$23,262.

HB321 was passed by the Senate, which removed the requirement from the public entity to pay return postage in a by-mail election (the \$1,406 mentioned above).

The Davis School District is considering a bond issue on this November's ballot. Since this is a municipal election, they would be sharing a portion of the cost for the election (whether done by electronic voting system or by-mail voting system). This would reduce the cost for either a traditional or by-mail election. We hope to learn in a week or so whether the bond issue will be on the ballot.

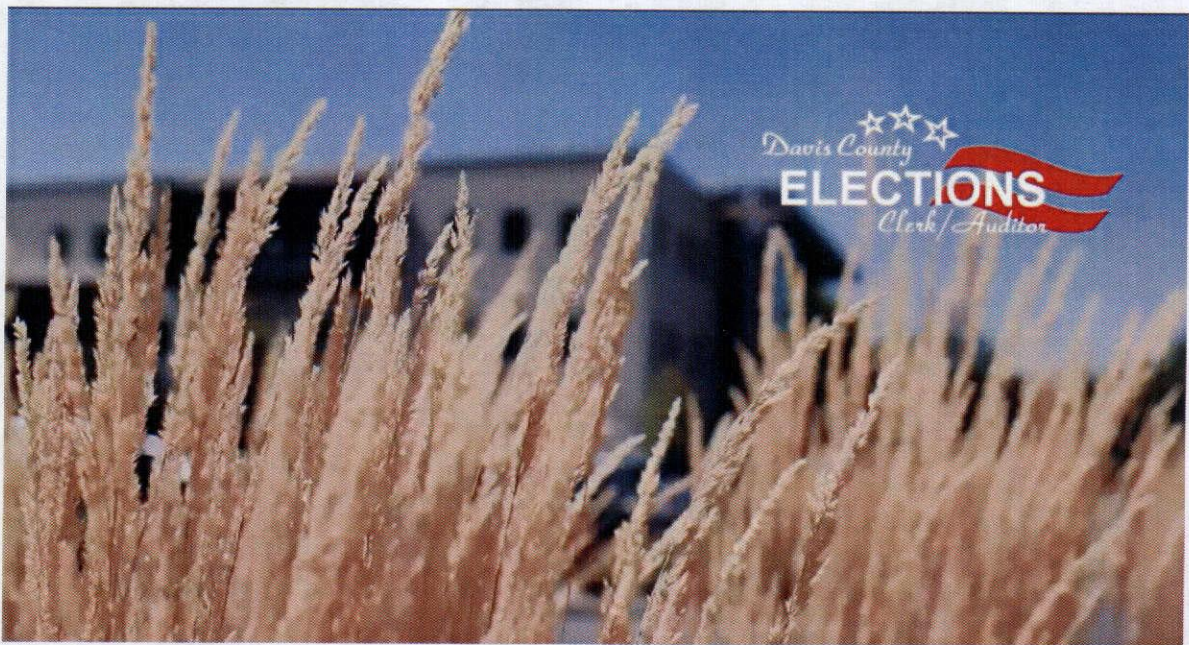
The deadline for notifying the County of which option the City is going to use is April 1.

ATTACHMENTS:

Description

- ☐ Davis County Vote By-Mail Report
- ☐ Election Cost Estimates
- ☐ Newspaper article - Standard - Vote by-mail a tougher sell second time around

VOTE BY-MAIL HYBRID ELECTIONS



2014

2014 Davis County Primary and General Elections
Official Report

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Vote By-Mail Hybrid Elections

2014 DAVIS COUNTY PRIMARY AND GENERAL ELECTIONS OFFICIAL REPORT

REPORT SUMMARY

In March of 2014 the Davis County Clerk/Auditor announced that in accordance with Utah Code 20A-3-302 and 20A-5-410, the 2014 Primary and General Elections would be conducted by mail. In addition to by-mail ballots being sent to all active registered voters, the county would also provide seven vote centers. The purpose of the vote centers was to accommodate voters who were unable to vote independently on a paper ballot, voters who lost or didn't receive a by-mail ballot, or voters who would rather vote on a voting machine.

With the understanding that the current voting equipment will most likely need to be replaced within the next 5-10 years, by-mail voting was identified as a potential option that: 1- may be more cost effective to the County as an alternative to purchasing a new system and equipment that would accommodate a "traditional" polling location method. 2 -may assist in improving voter engagement and overall turnout in elections.

This report contains information gathered from both the primary and general elections including the cost of each election and the total of voters participating in each election. . It also contains results of an online survey as well as general observations that were made during the elections. Concluding the report is a cost projection for the 2016 Presidential Election.

Please Note: There are a number of factors that will effect participation in an election, one of which includes administrative actions such as method of voting, positioning of polling locations, hours of early voting, etc. Another major factor that impacts participation includes candidates and issues and how much campaigning and advertisement takes place. No two elections are the same; the approach of this report is to compare what took place with the by-mail voting and what most likely would have taken place with a traditional method during the same election.

STATUS OF CURRENT VOTING SYSTEM

As mentioned in the Report Summary, it is projected that the current voting system will need to be replaced within the next 5-10 years. This reality raises many questions pertaining to what is wrong with the system and why it needs to be replaced. This section of the report will provide a snapshot of the current system, its history and its future.

Davis County currently maintains an inventory of 933 Diebold TSX voting machines. The voting machines are only part of the overall system; they are merely the voter interface to the voting process. In addition to the voting machines the most critical part of the system is the GEMS server, this is the device that is used to create, program and tabulate the election. We have one primary server and one backup server. It is also important to include the 269 laptop computers, scanners and voter access card encoders, and various other components and supplies used to support the election process. In total our election inventory stands at a value just over 3.1 million dollars.

It is clear a substantial investment has been made in our current system, but we must point out that only about \$400,000 of our current inventory was paid for out of county funds. The vast majority of the cost of our current system was purchased and paid for with federal funds provided with the Help America Vote Act (HAVA).

The future of our current system cannot be clearly seen, we can only project its longevity. The equipment and software we use is no longer manufactured and vendors have notified us that they will only support our system as long as it is profitable for them. The system we have functions as a whole and individual pieces cannot be replaced without replacing the entire system. Compare it to a puzzle made up of hundreds of pieces; if one piece is missing then the puzzle will never be complete. Missing puzzle pieces can only be replaced with an exact duplicate of the original. So it is with our voting system, we can only use the original pieces of our system to replace any piece that fails, or we will need to replace the entire system. Barring any outside and unforeseen influences, we estimate we will be able to maintain the system for another 5-10 years. We know that when the time comes, the system will need to be replaced and the county will need to be financially prepared for the replacement.

2014 PRIMARY ELECTION

The 2014 Primary Election included one county wide race for the Republican nomination for County Commission Seat A, the Republican nomination for State Representative District 19 (located in the Bountiful area), the non-partisan positions of Davis School Board District 3 (from Farmington to Kaysville area) and District 6 (from Layton to Syracuse area). This was a closed primary election meaning that in areas where there was not a school board race, the only voters eligible to participate were required to be affiliated with the Republican Party.

COST SUMMARY

By-Mail Hybrid – See Attachment “A” for cost details.

Total Cost = \$193,491.40

Total Votes = 26,460

Turnout of Eligible Voters = 27.94%

Cost Per Vote = \$7.31

Traditional – See Attachment “B” for cost details. This estimate is calculated using actual cost figures for an election based upon a 14.10% turnout. Using this turnout the required equipment, personnel and supplies are calculated with their associated cost. The turnout is estimated based upon the dynamics of the actual election this year and experiences from previous similar elections.

Total Cost = \$176,438.34

Total Votes = 13,500

Turnout of Eligible Voters = 14.10%

Cost Per Vote = \$13.07

2014 GENERAL ELECTION

The 2014 General Election included races for US Congressional District 1 and 2; State Attorney General; State Senate 18, 21, 22; State House Districts 11,12,13,14,15,16,17,18,19,20; State School Board District 5. All County Offices were also included, except for one Commission Seat. With the exception of the two Commission Seats that were on the ballot, none of the County positions were contested. The ballot also contained some local school district board member positions, the Mutton Hollow Township Planning Commission, Judicial Retention Questions, Constitutional Amendments A, B and C, and City Propositions in Bountiful, Clearfield, and Farmington.

COST SUMMARY

By-Mail Hybrid – See Attachment “C” for cost details.

Total Cost = \$223,018.44

Total Votes = 65,347

Turnout of Eligible Voters = 47.98%

Cost Per Vote = \$3.41

Traditional – See Attachment “D” for cost details. This estimate is calculated using actual cost figures for an election based upon a 35.00% turnout. Using this turnout the required equipment, personnel and supplies are calculated with their associated cost. The turnout is estimated based upon the dynamics of the actual election this year and experiences from previous similar elections.

Total Cost = \$240,440.24

Total Votes = 47,600

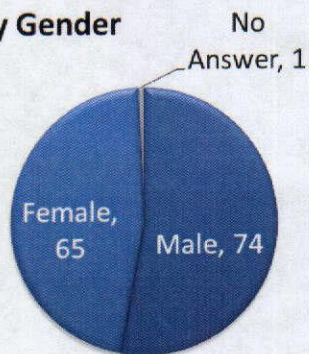
Turnout of Eligible Voters = 35.00%

Cost Per Vote = \$5.05

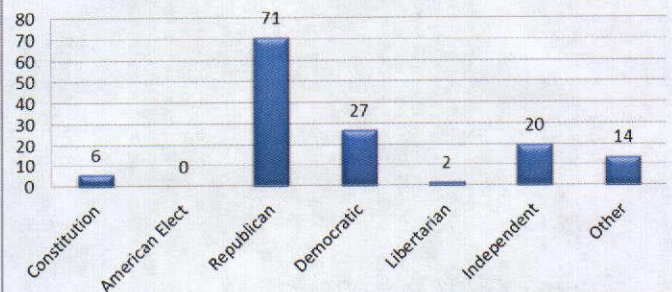
SURVEY RESULTS

A notice was included with every ballot during the General Election. The notice informed voters of an online survey made available through our website. There were a total of 140 responses to the survey. Some questions were asked to determine demographic information. Other questions were asked to determine the voters overall opinion of voting by mail in this election and possible future elections. These are the results of those who responded.

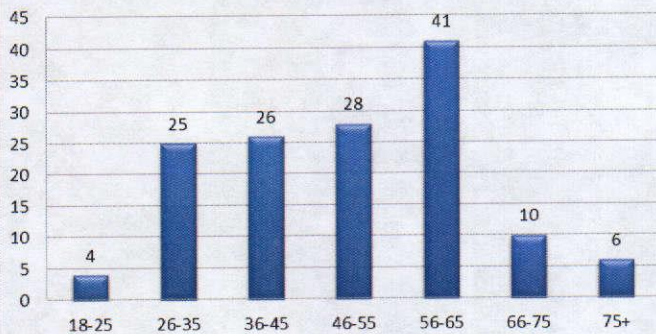
Response by Gender



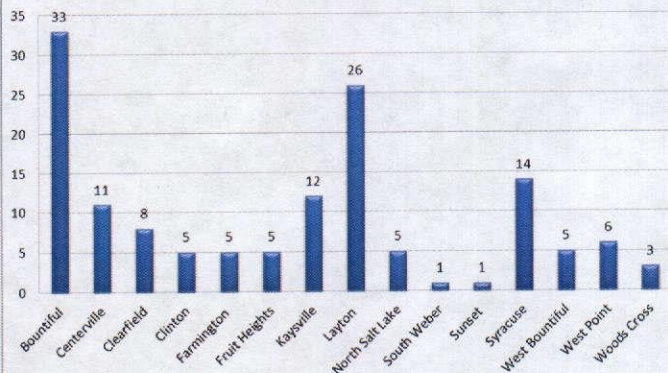
Responses by Political Party Preference



Response by Age Group



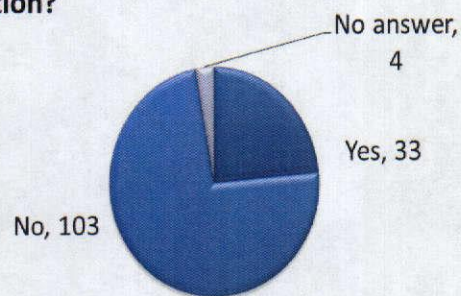
Responses by City



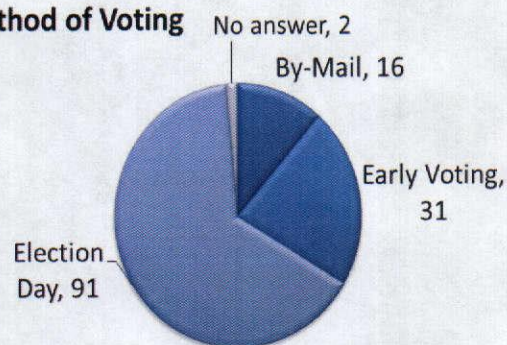
Have you or do you intend to vote using your by-mail ballot?



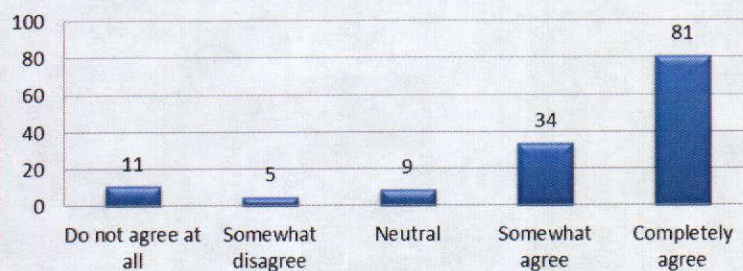
Have you or do you intend to Vote at a Polling Location?



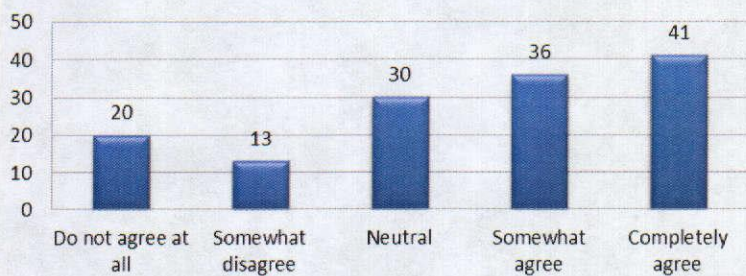
Prior Method of Voting



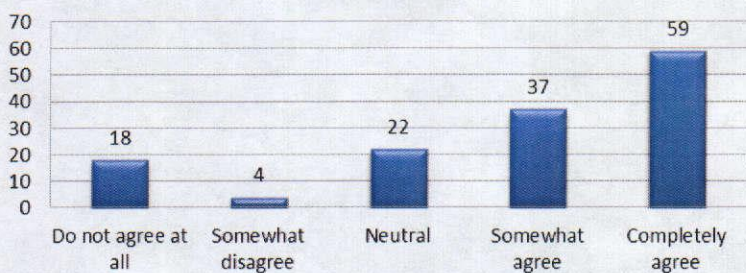
The provided voting instructions were clear and easy to understand.



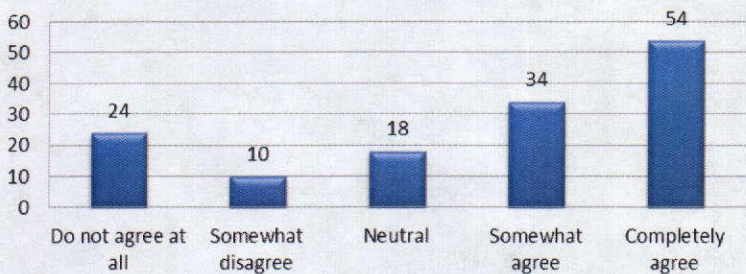
**Able to find adequate information
about candidates and issues.**



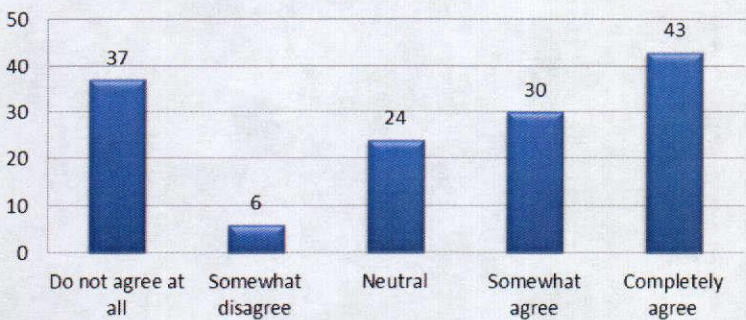
**Confident in services provided by US
Postal Service.**

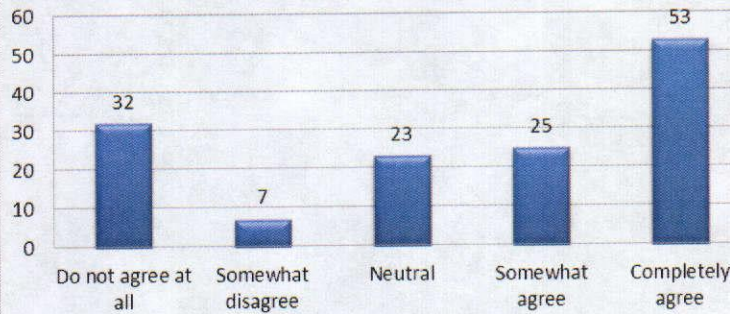
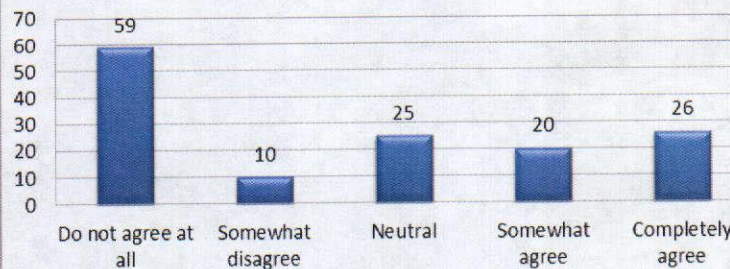
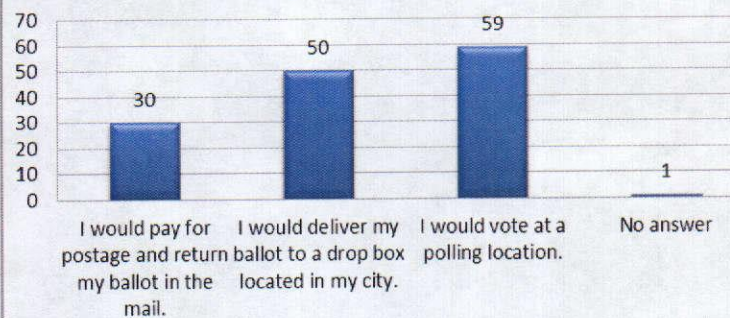


**Confident vote will be counted
accurately.**



By-mail voting is safe and secure.



Confident ballot will remain secret.**All elections should be conducted by-mail.****If postage was not provided.**

GENERAL OBSERVATIONS IN 2014

During both the Primary and General Election we received a number of calls or letters from voters who shared their concerns or dislike with the idea of voting by-mail. Many of the common concerns had to do with the security of the system and the potential for fraud. The major concerns are listed below in order of frequency along with an explanation of the safeguards in place.

1. How we made sure that a ballot was voted by the person the ballot belonged to.
 - a. Each voted ballot that is returned to our office must contain the signature of the voter that it belongs to. The signature that is on the returned ballot envelope is compared to the signature that is on file with the voter registration record. Law enforcement assisted in the training of our staff assigned to compare signatures.
2. How we ensure the secrecy of a voter's ballot.
 - a. After a signature has been compared and determined that it matches the voter's record, the signature affidavit is removed from the envelope, removing the voters name from the envelope. Only after the affidavit is removed is the envelope opened to expose the ballot.
3. How a voter is able to know their ballot is received by our office and counted.
 - a. When a ballot is returned to our office and prior to any sorting the ballot is scanned into the voter registration system. This creates a return log for the voters ballot which is viewable by the voter at www.Vote.Utah.gov
4. Ballots were mailed out too early.
 - a. As a result of this, some voters had misplaced their ballot; if they requested, we would spoil the original ballot and send a replacement. Some voters believed that they had to send their ballot in right away. We explained that it was not necessary to send it in immediately and that they could take the time to study the issues and they only needed to return it by the deadline.

We also received a number of calls and letters from voters who were very happy with the decision to conduct the election by-mail. The common positive points that they made had to do with convenience and time to review the ballot. The most common comments are listed below.

1. It allows time to research candidates and issues.
2. It is easier to vote a ballot at home than trying to remember choices at the polls.
3. There was no need to wait in lines.

We observed a much higher call volume from voters during this election cycle than we have in previous years. The majority of these calls were voters calling to find information about the candidates and issues on the ballot. Many calls were asking about how the "Straight Party" option worked. This gave us a new opportunity to engage with voters and assist them with their questions.

During the Primary Election, approximately 4.5% of participants chose to vote at a polling location rather than return a by-mail ballot; we had anticipated 7%. Due to the lower participation of voters at the polling locations we didn't experience long lines. As a result, in preparing for the General Election we adjusted our projection to 5% participation at the polling locations. We ended up seeing nearly 18% of the voters participate at polling locations. This resulted in long lines on Election Day with approximately a 45 minute wait at some locations, especially in the evening.

2016 GENERAL ELECTION COST PROJECTIONS

The 2016 General Election will include races for President of the United States; US Senator; US Congressional District 1 and 2; Governor; State Attorney General; State Auditor; State Treasurer; State Senate 20 and 23; State House Districts 11, 12, 13, 14, 15, 16, 17, 18, 19, 20; State School Board District 4; Davis County Commissioner. The ballot will also contain some local school district board member positions, the Mutton Hollow Township Planning Commission, and Judicial Retention Questions. It is also possible that there will be a number of constitutional amendments or other questions proposed to the voters.

COST SUMMARY PROJECTIONS

By-Mail Hybrid – See Attachment "E" for cost details.

Total Cost = \$288,926.91

Total Votes = 122,244

Turnout of Eligible Voters = 80.00%

Cost Per Vote = \$2.36

Traditional – See Attachment "F" for cost details.

Total Cost = \$320,217.39

Total Votes = 117,660

Turnout of Eligible Voters = 77.00%

Cost Per Vote = \$2.72

Vote By-Mail SWOT Analysis

Strengths

- Support from Administration and other Departments
- Organization of process
- Trained staff both permanent and temporary
- Adequate space for processing and storage of records
- Safeguards in place from planning and experiences
- Technology- VISTA, GEMS, Equipment

Weaknesses

- Processing capacity of personnel and equipment
- Identifying and Communicating priorities to staff
- Communication with public
- Turnout projection
- Long term storage of election returns
- Poll workers
- Inability to adapt to changes on Election Day
- Human Errors
- Candidate Information
- Technology- scanners

Opportunities

- Cost savings
- Increased voter turnout
- Increased voter engagement/involvement
- More time for voters to see and study ballot issues
- Improved administrative controls
- Voter Perception
- Improve processes and efficiencies through experience
- Media-communication
- Reduced time and work load preparing equipment and supplies
- Cleaner and more accurate voter files

Threats

- High volume of ballots just before Election Day
- 30 day requirement of sending ballots
- Voter files being ready 45-50 days prior to election
- Candidates withdrawing or being disqualified
- Municipalities choosing traditional method
- Results undetermined Election Night
- Turnout projection
- Voter Perception – trust in Mail, Election Organization
- Learning curve for staff and poll workers
- Technology
- Media
- Voter Registration on line and DMV
- VIP

**2015 General
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES
Estimate**

Centerville City

Poll Workers Compensation Rates

20A-5-602(4)(b) Municipalities may not compensate higher than the county.

	QTY	COST	TOTAL	
Poll Manager (PM)	2	\$160.00	\$320.00	Poll Workers who are trained for early voting and work on election day only attend early vote training. They do not attend or receive compensation for regular training. Poll workers who are trainers and work the position they trained do not attend or receive compensation for training. Poll workers who are trainers and do not work the position they train will attend and receive compensation for additional training.
Training Course(s)	2	\$50.00	\$100.00	
Review Training	0	\$10.00	\$0.00	
Touch Screen Technician (TST)	2	\$160.00	\$320.00	
Training Course(s)	2	\$35.00	\$70.00	
Review Training	0	\$10.00	\$0.00	
Receiving Clerk	4	\$135.00	\$540.00	
Training Course(s)	4	\$35.00	\$140.00	
Review Training	0	\$10.00	\$0.00	
Poll Book Clerk	4	\$125.00	\$500.00	
Training Course(s)	4	\$25.00	\$100.00	
Review Training	0	\$10.00	\$0.00	
Provisional Clerk	2	\$135.00	\$270.00	
Training Course(s)	2	\$35.00	\$70.00	
Review Training	0	\$10.00	\$0.00	
Host	0	\$125.00	\$0.00	
Training Course(s)	0	\$25.00	\$0.00	
Mileage	33	\$0.25	\$8.25	
Early Voting Poll Worker Pay (per hour)	0	\$10.00	\$0.00	(optional - city staff may be used)
Training Course(s)	0	\$50.00	\$0.00	
Alternate Poll Workers	1	\$740.00	\$49.33	Shared with 15 cities
		Sub Total	\$2,487.58	

Poll Worker Recruitment and Training

Poll Worker Recruitment and Administration	14	\$8.00	\$112.00	Per Poll Worker
Training Creation and Preparation (Includes equipment and preparation)	1	\$500.00	\$33.33	Shared with 15 cities
Poll Worker Handbook and Supplies	14	\$1.00	\$14.00	
Poll Worker Training (per person)	14	\$20.00	\$280.00	
Review Training (per person)	0	\$10.00	\$0.00	
		Sub Total	\$439.33	

Equipment

Touch Screen (TSX) Includes:	12	\$75.00	\$800.00	(150 voters per machine, minimum of 3 machines per location)
Testing Pre and Post election				
Security Seals				
Canister, Label, and (1) Roll of Paper				(1 per machine)
Printer Housing				(1 per machine)
VIBS--Visually Impaired Ballot Station (Keypad & Headphones)				(1 per polling location)
Voter Access Cards				(4 per machine)
Vote Here Signs (4 per location)	2	\$5.00	\$10.00	
WIFI Connection	2	\$40.00	\$80.00	
Laptop Computers, Programming, Pre/Post Test	6	\$75.00	\$450.00	(If using electronic voter check in, 1 laptop per 500 voters)
		Sub Total	\$1,440.00	

Consumable Supplies

Paper Roll (for each additional)	6	\$1.00	\$6.00	(No charge for unused and returned paper rolls)
Canister Label	6	\$1.00	\$6.00	
Canisters		\$10.00	\$0.00	
Polling Location Supplies	2	\$35.00	\$70.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.)
Regular Green Poll Books (per check in station)				Included with Laptop
Provisional Orange Poll Books				Included with Laptop
Paper Ballot Yellow Poll Books				Included with Polling Location Supplies
		Sub Total	\$82.00	

Ballot Layout and Programming

Gems Programming/ Ballot Logic and Accuracy Testing - TSX & Optical Scan	11	\$800.00	\$44.44	Shared with 196 precincts
City/District set-up (cities/districts with new recorders/clerks)		\$75.00	\$0.00	
Memory Card Programming (per card)	12	\$15.00	\$180.00	
Audio Programming	1	\$50.00	\$50.00	
		Sub Total	\$274.44	

Election Services

Public L&A Demonstration (testing, programming & demonstration)	1	\$300.00	\$20.00	Shared with 15 cities
Independent Rovers (training & election day - per person)	5	\$500.00	\$178.57	Shared with 14 cities
Election Night Clerk Staff Support	1	\$1,400.00	\$83.33	Shared with 15 cities
Election Night Security	1	\$150.00	\$10.00	Shared with 15 cities
Election Night Ballot / Supply Return Teams	2	\$210.00	\$14.48	Shared with 29 polling locations
Rover Kits (each)	7	\$25.00	\$11.67	Shared with 15 cities
Rovers Training	1	\$400.00	\$26.67	Shared with 15 cities
Help Desk Set-Up	1	\$75.00	\$5.00	Shared with 15 cities
Help Desk Staff	1	\$450.00	\$30.00	Shared with 15 cities based on pre and post regular work day hrs.
Pre-Canvass Ballot Issues Audit, if needed	0	\$300.00	\$0.00	Shared with 0 cities
Canvass Preparation	0	\$150.00	\$0.00	Shared with 15 cities
		Sub Total	\$389.72	

Delivery and Pickup (machines & supplies at polls)

Delivery (per location)	2	\$34.50	\$69.00	Actual cost per contract with moving company
Pickup (per location)	2	\$34.50	\$69.00	Actual cost per contract with moving company
		Sub Total	\$138.00	

Election Night Counting - IT Services

TSX Counters	1	\$750.00	\$50.00	Shared with 15 cities based on # of hrs. - election specific
		Sub Total	\$50.00	

Early Voting

Fees and services not listed below apply to early vote sites same as an election day polling location

Administration Support	0	\$30.00	\$0.00	If needed
Poll Delivery and Setup for Electronic Check-In	1	\$50.00	\$50.00	
Early Vote On-call Technical Support (per hour + mileage)	0	\$50.00	\$0.00	
Early Vote TSX	1	\$75.00	\$75.00	
Memory Card Programming (per card)	1	\$15.00	\$15.00	
Early Vote Laptop Computers, Programming, Pre/Post Test	2	\$75.00	\$150.00	
Early Voting Polling Location Supplies	1	\$35.00	\$35.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.)
		Sub Total	\$325.00	

By-Mail and Paper Ballots

Materials				
By-Mail Outer Envelopes	1034	\$0.13	\$134.42	
By-Mail Inner Return Envelopes	1034	\$0.24	\$248.16	
By-Mail Ballots	1034	\$0.32	\$330.88	
Paper Ballots - Election Day, Early Vote, Extra for Remakes, Late Absentees	288	\$0.32	\$92.16	
Test Deck Paper Ballots	29	\$0.50	\$14.50	
Administration				
Ballot set-up (per style)	2	\$25.00	\$50.00	By K&H
Ballot Preparation Assembly into Envelopes (each sent out)	1034	\$0.32	\$330.88	By K&H
Signature Verification and Tabulation Prep. (each returned)	679	\$0.82	\$556.78	
Tabulation (each returned)	679	\$0.32	\$217.28	
Postage				
Freight to Salt Lake City for Non-Profit Rate Out-Bound	1351	\$0.13	\$171.61	Total freight / total Ballots = freight cost per each ballot
Postage Out-Bound	1034	\$0.09	\$93.06	Actual Postage
Postage In-Bound (only if all by-mail option)		\$0.46	\$0.00	Actual Postage
		Sub Total	\$2,239.73	

Post Election

Provisional Verification (per hour)	9	\$25.00	\$225.00	
		Sub Total	\$225.00	

General Administration

Election Administration Support	1	\$45.00	\$45.00	
Clerk Staff (per-hour for any additional services)		\$25.00	\$0.00	
		Sub Total	\$45.00	

Complete Paper Voting System

Printed Official Registers (1-3 precincts)	0	\$30.00	\$0.00	
Printed Official Registers (4 or more precincts)	0	\$50.00	\$0.00	
Addendums (per location)	0	\$5.00	\$0.00	Only applies if Vista Local is not used for early voting
Posting List (each)	0	\$7.00	\$0.00	Optional
Update Voter Histories Manually (Hours)	0	\$25.00	\$0.00	
		Sub Total	\$0.00	

Additional Special Services

Total Election Expense \$8,135.82

2015 General
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES
By-Mail Estimate

Centerville City

2013 Poll Workers Compensation Rates

20A-5-602(4)(b) Municipalities may not compensate higher than the county.

	QTY	COST	TOTAL	
Poll Manager (PM)	1	\$160.00	\$160.00	Poll Workers who are trained for early voting and work on election day only attend early vote training. They do not attend or receive compensation for regular training. Poll workers who are trainers and work the position they trained do not attend or receive compensation for training. Poll workers who are trainers and do not work the position they train will attend and receive compensation for additional training.
Training Course(s)	1	\$50.00	\$50.00	
Review Training	0	\$10.00	\$0.00	
Location Set up and supply return allowance	1	\$25.00	\$25.00	
Receiving Clerk	1	\$135.00	\$135.00	
Training Course(s)	1	\$35.00	\$35.00	
Review Training	0	\$10.00	\$0.00	
Provisional Clerk	2	\$135.00	\$270.00	
Training Course(s)	2	\$35.00	\$70.00	
Review Training	0	\$10.00	\$0.00	
Host	0	\$125.00	\$0.00	
Training Course(s)	0	\$25.00	\$0.00	
Mileage	20	\$0.25	\$5.00	
Early Voting Poll Worker Pay (per hour)	0	\$10.00	\$0.00	
Training Course(s)	0	\$50.00	\$0.00	(optional -- city staff may be used)
Alternate Poll Workers	1	\$330.00	\$22.00	Shared with 15 cities
		Sub Total	\$772.00	

Poll Worker Recruitment and Training

Poll Worker Recruitment and Administration	4	\$8.00	\$32.00	Per Poll Worker
Training Creation and Preparation (includes equipment and preparation)	1	\$500.00	\$33.33	Shared with 15 cities
Poll Worker Handbook and Supplies	4	\$1.00	\$4.00	
Poll Worker Training (per person)	4	\$20.00	\$80.00	
Review Training (per person)	0	\$10.00	\$0.00	
		Sub Total	\$149.33	

Equipment

Touch Screen (TSX) Includes:	3	\$75.00	\$225.00	(150 voters per machine, minimum of 3 machines per location)
Testing Pre and Post election				
Security Seals				
Canister, Label, and (1) Roll of Paper				(1 per machine)
Printer Housing				(1 per machine)
VIBS--Visually Impaired Ballot Station (Keypad & Headphones)				(1 per polling location)
Voter Access Cards				(4 per machine)
Vote Here Signs (4 per location)	1	\$5.00	\$5.00	
WiFi Connection	0	\$40.00	\$0.00	
Laptop Computers, Programming, Pre/Post Test	2	\$75.00	\$150.00	(If using electronic voter check in, 1 laptop per 500 voters)
		Sub Total	\$380.00	

Consumable Supplies

Paper Roll (for each additional)		\$1.00	\$0.00	(No charge for unused and returned paper rolls)
Canister Label		\$1.00	\$0.00	
Canisters		\$10.00	\$0.00	
Polling Location Supplies	1	\$35.00	\$35.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.)
Regular Green Poll Books (per check in station)				Included with Laptop
Provisional Orange Poll Books				Included with Laptop
Paper Ballot Yellow Poll Books				Included with Polling Location Supplies
		Sub Total	\$35.00	

Ballot Layout and Programming

Gems Programming/ Ballot Logic and Accuracy Testing - TSX & Optical Scan	11	\$800.00	\$44.80	Shared with 196 precincts
City/District set-up (cities/districts with new recorders/clerks)		\$75.00	\$0.00	
Memory Card Programming (per card)	3	\$15.00	\$45.00	
Audio Programming	1	\$50.00	\$50.00	
		Sub Total	\$139.80	

Election Services

Public L&A Demonstration (testing, programming & demonstration)	1	\$300.00	\$20.00	Shared with 15 cities
Independent Rovers (training & election day - per person)	0	\$500.00	\$0.00	Shared with 14 cities
Election Night Clerk Staff Support	1	\$1,400.00	\$93.33	Shared with 15 cities
Election Night Security	1	\$150.00	\$10.00	Shared with 15 cities
Election Night Ballot / Supply Return Teams	1	\$210.00	\$14.00	Shared with 15 polling locations
Rover Kits (each)	5	\$25.00	\$8.33	Shared with 15 cities
Rovers Training	0	\$400.00	\$0.00	Shared with 15 cities
Help Desk Set-Up	1	\$75.00	\$5.00	Shared with 15 cities
Help Desk Staff	1	\$450.00	\$30.00	Shared with 15 cities based on pre and post regular work day hrs.
Pre-Canvass Ballot Issues Audit, if needed	0	\$300.00	\$0.00	Shared with 1 cities
Canvass Preparation	1	\$150.00	\$10.00	Shared with 15 cities
		Sub Total	\$190.67	

Delivery and Pickup (machines & supplies at polls)

Delivery (per location)	1	\$34.50	\$34.50	Actual cost per contract with moving company
Pickup (per location)	1	\$34.50	\$34.50	Actual cost per contract with moving company
		Sub Total	\$69.00	

Election Night Counting - IT Services

TSX Counters	1	\$750.00	\$50.00	Shared with 15 cities based on # of hrs. -- election specific
		Sub Total	\$50.00	

Ballot Remake Equipment

Remake TSX	4	\$75.00	\$20.00	Shared with 15 cities
Remake Memory Cards	4	\$15.00	\$4.00	Shared with 15 cities
Remake Laptops	1	\$75.00	\$5.00	Shared with 15 cities
		Sub Total	\$29.00	

By-Mail and Paper Ballots

Materials and Services from Printer				
By-Mail Outer Envelopes	8727	\$0.06	\$481.73	
By-Mail Inner Return Envelopes	8727	\$0.11	\$920.70	
Instruction/ID requirement Inserts including product and service	1	\$7,472.43		
Instruction/ID requirement Inserts per ballot	8727	\$0.0644	\$475.15	
Test Deck Paper Ballots	1	\$399.50	\$26.63	Shared with 15 cities
Ballot set-up (per style)	2	\$25.00	\$50.00	Printer Cost
Freight to Salt Lake City for Non-Profit Rate Out-Bound	1	\$1,918.59		
Freight cost per ballot	8727	\$0.0140	\$122.00	8727
1st Mailing				
By-Mail Ballots	8727	\$0.32	\$2,827.55	
Assembly, insert and mailing services	8727	\$0.31	\$2,705.37	
Postage Out-Bound	8727	\$0.10	\$913.72	Actual Postage
2nd Mailing				
By-Mail Ballots	87	\$0.37	\$31.93	
Assembly, insert and mailing services	87	\$0.37	\$31.93	
Postage Out-Bound	87	\$0.69	\$60.03	Actual Postage

County Administration

Signature Verification and Tabulation Prep. (each returned)	2618	\$0.31	\$805.33	these are figured with a formula but will need to be cal
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Return Postage

Postage In-Bound Business Reply	2618	\$0.54	\$1,405.92	Actual Postage
Returned Undeliverable Postage	175	\$0.54	\$93.73	Actual Postage
		Sub Total	\$10,951.71	

Post Election

Provisional Verification (per hour)	9	\$25.00	\$225.00	
		Sub Total	\$225.00	

General Administration

Election Administration Support	1	\$45.00	\$45.00	
Clerk Staff (per-hour for any additional services)		\$25.00	\$0.00	
		Sub Total	\$45.00	

Additional Special Services

Total Election Expense \$13,036.81

Davis vote-by-mail a tougher sell second time around

Saturday, March 07, 2015 - 10:49 AM

Bryon Saxton

Reporter



□ "Kaysville Mayor Steve Hiatt (right) supports Davis County's vote-by-mail process. But other...

FARMINGTON — Pitching the vote-by-mail process to Davis cities for the 2015 municipal primary and general election is not going easily for county election officials.

Even if you have the mayor's support.

Davis County Election Director Brian McKenzie and County Clerk/Auditor Curtis Koch are on a tour of city council meetings explaining the vote-by-mail process for the upcoming municipal elections, and the county's willingness to administer that election process for cities just as they did for the countywide election last year.

Sunset and Bountiful city councils have already declined the county's vote-by-mail offer, while the Kaysville City Council is going to take two more weeks before making its decision after McKenzie approached them on Tuesday night.

Farmington and North Salt Lake city leaders, meanwhile, have already indicated an interest in the county's vote-by-mail process.

Koch and McKenzie are scheduled to appear next before the South Weber City Council Tuesday, according to the South Weber agenda.

The county in 2014 implemented a vote-by-mail process for a countywide election, which resulted in nearly a 50 percent increase in primary balloting, and a 10 percent increase in voter turnout in the general election, according to McKenzie.

But some city leaders balk at the idea of having a vote-by-mail municipal election, opting instead for a traditional ballot, which engages the community and encourages candidates to meet with their constituents on their doorsteps.

Kaysville Councilman Jared Taylor said he's conflicted on the issue. With by-mail voting, it shuts candidates down from getting out and going door-to-door at the last minute to meet their constituents, because the candidates don't know who has and hasn't voted yet, Taylor said.

"It's the old time feel of the election," said Taylor, who enjoys the grassroots campaigning city candidates employ.

But McKenzie says a vote-by-mail process engages more voters, allowing some who may not normally get out to the polls, an opportunity to cast a ballot.

But Councilman Brett Garlick challenged McKenzie's claim, and is wanting to poll his constituents before determining whether the city should go with a traditional vote or vote-by-mail.

Kaysville Mayor Steve Hiatt said he supports the vote-by-mail process. "I totally support it because it provides more opportunities (for voters)". He said his only concern with it is his own personal tendency to set the ballot aside upon receiving it in the mail, and forgetting where he placed it when finding the time to vote.

McKenzie said as part of a "fail-safe" to those who may lose or misplace their mailed ballot, there are vote centers that will be set up throughout the county where those voters can go to either cast a ballot, or drop off at the last minute a ballot they received in the mail and already filled out.

Regarding candidates, Hiatt said, the council should do what is best for the citizenry, and not worry about how vote by mail changes a candidate's campaign strategy.

"I like that it makes candidates be more engaged," he said.

But other Kaysville council members also shared concerns over the vote-by-mail process, with Councilwoman Susan Lee asking McKenzie for statistics on vote-by-mail voter fraud as a result of a move or a death, while Councilman Ron Stephens expressed concern with every change having to be centered around expediency.

"Let's just not look at expediency," Stephens said, but rather provide the voters with different alternatives.

McKenzie assured Lee that signature comparisons of the voter's signature on the ballot and on the registration booklet are made before recording the vote.

In the 2014 election the county did provide seven polling locations throughout the county. However, many of the lines at those locations were long, frustrating voters, causing some people to leave prior to casting their ballot.

Should Kaysville go with the vote-by-mail option, it will cost the city about \$6,700 more for both the Aug. 11 primary and Nov. 3 general election than what a traditional ballot election would cost, according to McKenzie.

The vote-by-mail process does allow voters additional time to determine who they are going to vote for, McKenzie said.

The Kaysville City Council intends on discussing the vote by-mail issue again at its March 17 meeting.

The Sunset City Council recently voted against the county's vote-by-mail option based on holding onto the tradition of having voters go to the polls. Those voters unable to visit a poll location for whatever reason do have the opportunity to cast an absentee ballot by mail, city officials said.

Bountiful City Manager Gary Hill said the council opted not to go with the county's uniquely vote-by-mail process based on it costing more. Voters will still be able to vote by mail in the city elections if they choose to do so, he said.

"We want to be supportive of the municipalities and the decisions that they make," Koch said.

Contact reporter Bryon Saxton at 801-625-4244 or bsaxton@standard.net. Follow him at Twitter at @BryonSaxton.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 8.

Short Title: Short Briefing on Current South Main Street Corridor Plan

Initiated By:

Scheduled Time: 8:25

SUBJECT

Short briefing and recap of the current provisions of the South Main Street Corridor Plan as set forth in Section 12-480-7 of the General Plan and Chapter 12-48 of the Zoning Code

RECOMMENDATION

BACKGROUND

On Friday, March 13, 2015, Staff received a request from Councilmember Wright and Councilmember Ivie to add a discussion item to the Agenda for the March 17, 2015 City Council meeting regarding the current South Main Street Plan. Pursuant to Section 2-01-060 of the Centerville Municipal Code, any member of the City Council desiring to place a matter on the agenda must have approval of the Mayor or the concurrent request of another City Council member. Since two members of the City Council have requested this matter be placed on the agenda, Staff has listed this matter on the agenda. Staff is concerned about the direction of this discussion, however, considering the fact that there is currently a pending application requesting amendments to the South Main Street Corridor Plan. In order to avoid legal complications and issues with due process and appropriate noticing, the Council is cautioned and requested to limit discussion to a briefing and recap of the current South Main Street Corridor Plan and to avoid discussion or hypothetical discussions relating to the current pending application regarding certain amendments to the South Main Street Plan. Attached to this agenda item is a copy of Section 12-480-7 of the General Plan regarding the South Main Street Corridor Plan and Chapter 12-48 of the Centerville Zoning Code regarding the South Main Street Corridor Zone.

ATTACHMENTS:

Description

- D Chapter 12-48-South Main Street Corridor Zone
- D Section 12-480-7-South Main Street Corridor Plan
- D Slides re South Main Street Corridor Plan

Title 12 – Zoning
Article 4 – Special Purpose and Overlay District Zones
Chapter 12-48 – South Main Street Corridor Zone

Sections.

- 12-48-010. Purpose.**
- 12-48-020. Scope.**
- 12-48-030. Definitions.**
- 12-48-040. Zone Location.**
- 12-48-050. Other Approval Requirements.**
- 12-48-060. Development Agreement.**
- 12-48-070. Development Project Evaluation.**
- 12-48-080. South Main Street Corridor Overlay District Zone, Permitted and Conditional Uses by Specific District**
- 12-48-090. South Main Street Corridor Overlay District Zone Design Pattern Book**
- 12-48-100. General Development Standards.**
- 12-48-110. Regulations of General Applicability.**
- 12-48-120. Development Implementation.**
- 12-48-130. South Main Street Corridor Overlay Zone Sub-Districts.**
- 12-48-140. Corridor Regulating Plan**
- 12-48-150. Building Form and Site Envelope Standards**
- 12-48-160. Off-Street Parking Space Standards**
- 12-48-170. Landscaping and Screening Standards**

12-48-010. Purpose.

The purpose of the South Main Street Corridor (SMSC) Overlay District Zone is to:

- (a) Preserve the historic character of Centerville's South Main Street and/or encourage development that is sensitive to the City's heritage;
- (b) Provide a gathering space and cultural heart for the community by fostering a small town atmosphere;
- (c) Provide a walkable streetscape that gives equal consideration to pedestrian, bicycles, and transit users, so that a safe and comfortable environment is created;
- (d) Provide continuity and sensitivity between types of differing land uses; and
- (e) Promote South Main Street as an active corridor that serves as a balance between local and regional uses.

12-48-020. Scope.

The provisions of this Chapter shall apply to any real property located in the SMSC Overlay District 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.

12-48-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for reference:

ARCADE - A roofed or built structure, extending over the sidewalk, that is open to the street except for the supporting columns, piers, or arches. A minimum clear height of 11 feet is required and a minimum clear width of 10 feet from inside of the column or supporting member to the building or Required Building Line (RBL). The arcade area shall be open to public access and have a minimum of 5 feet of public access easement/sidewalk within the arcade clear width.

BUILDABLE AREA - The area of the lot where buildings will sit. This area sets the limits for the building footprint, now and in the future. Additions must be within the buildable area.

BUILDING ENVELOPE STANDARDS - These standards establish the parameter for building construction within the South Main Street Overlay District Zone. This includes the building placement in all 3 dimensions and certain required building elements.

MIXED USE, DEVELOPMENT - Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

A. Vertical Mixed Use. A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.

Title 12 – Zoning
Article 4 – Special Purpose and Overlay District Zones
Chapter 12-48 – South Main Street Corridor Zone

B. Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or other service uses in the portion fronting the public or private street with attached residential or office uses behind.

C. Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or other service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

REGULATING PLAN - The key map for the South Main Street Overlay District Zone and the associated Building Envelope Standards that provide specific information on location of lots and districts within the zone, their relation to one another and to the surrounding neighborhoods.

REQUIRED BUILDING LINE (RBL) - The building must be built to the RBL and/or range as established for the appropriate lot characteristics in the code. This RBL or range is not a minimum setback, but the envelope in which the front of the building must be situated.

RESTURANT, EATERY – A small informal establishment that sells ready-to-eat food and beverages as part of a larger building and does not utilize a drive-through facility.

SOLID TO VOID RATIO – The mathematical ratio between openings or voids (windows, glazing, etc) and the structural elements along the wall line of a building resulting in a percentage of elements that allow light and views between the interior and exterior. Its purpose is to establish a required minimum amount of void area, usually windows, along the wall line of a building.

STREET FRONTAGE - This refers to the building line coincident with the street Right of Way (ROW) or the RBL.

SUBSTANTIAL ALTERATION – Any repair, construction, reconstruction, or other such improvement to a building, structure, lot, or parcel that results in any increase more than thirty percent (30%) of the floor area or fifty percent (50%) of the value of the building, structure, or premises; or for property located in a commercial zone, any change that requires the issuance of a new certificate of occupancy. For the purpose of this definition “substantial alteration” is considered to occur when the first alteration commences and includes any

subsequent changes in a cumulative calculation for defining the term substantial.

Moreover, with many Main Street properties being developed in the historic past, such alterations may also petition for applicable “waivers or modifications” to required landscaping and parking standards as provided in by this Title, subject to applicable review criteria as found in Sections 12-51 and 12-52.

12-48-040. Zone Location.

The SMSC Overlay District Zone is intended to be utilized for properties with frontage along the South Main Street Corridor between Parrish Lane and Pages Lane, including properties associated with the parcel having frontage or developments that are visually prominent as seen from the intersections at Parrish Lane/South Main Street or Page Lane/South Main Street. The SMSC Overlay District Zone is further divided into five (5) sub-districts that are specified or depicted in Section 12-48-South Main Street Corridor Regulating Plan Illustration.

12-48-050. Other Approval Requirements.

Except as otherwise provided in this Chapter, an application for development within the SMSC Overlay District 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 SMSC Overlay District 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 SMSC Overlay District 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 SMSC Overlay District Zone requiring site plan approval

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under Section 12-21-110 of this Title shall comply with the requirements therein.

12-48-060. Development Agreement.

A rezoning of property to the SMSC Overlay District 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.

12-48-070. Development Project Evaluation.

(a) *Development Characteristics.* Development within the SMSC Overlay District 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) Enhancement of the overall physical framework of the Corridor including streetscape and connectivity components;
- (2) Coordination of street trees, plantings, furniture, lamps, signs, benches, and trash cans that project a harmonious setting;
- (3) Creating connectivity to surrounding residential areas both visually and physically through use of streetscape elements and physically through establishment of pedestrian pathways, bike accessibility, and access to future transit opportunities;
- (4) Utilization of complimentary styles, types, and massing of structures to establish proper building orientation and architectural designs to help unify the corridor; and
- (5) Proper transitioning or overlapping of the varying setbacks to establish a sense of continuity along the corridor.

(b) *Evaluation Criteria.* Each development proposal for development within the SMSC Overlay District Zone shall be evaluated based on its compatibility with:

- (1) The Centerville City General Plan and the South Main Street Corridor Plan;
- (2) The purpose and development standards of the SMSC Overlay Development Standards set forth in this Chapter; and
- (6) Any other City-approved study applicable to the subject property and specifically the October 19, 2007, South Main Street Master Plan.

(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.

12-48-080. South Main Street Corridor Zone, Permitted and Conditional Uses by Specified District.

(a) *North Gateway Mixed Use District* – The following uses, as defined in this Title, shall be the permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

- (1) *Permitted Uses:*
 - Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
 - Dwelling, Town House, Two-Family, or Multiple (Density 1-4 units per building), as part of a mixed-use development
- (2) *Conditional Uses:*
 - Conditional Uses, as Shown in Section 12-36- Table of Uses for the respective underlying zone
 - Dwelling, Townhouse, Two-Family, or Multiple (5-8 units per building), as part of a mixed-use development;
 - Dwelling, Garden Apartments (9-12 units per building), as part of a mixed use development.

(b) *Civic/Cultural District* - The following uses, as defined in this Title, shall be the permitted and conditional uses in the City Civic/Cultural District of the SMSC Overlay District Zone:

- (1) *Permitted Uses:*

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- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone.
- (2) *Conditional Uses:*
- Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
- (c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:
- (1) *Permitted Uses:*
- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone.
 - Restaurant, Eatery
 - Dwellings, Single Family
 - East Side of Street - Dwelling, Town House, Two-Family, or Multiple (Density 1-3 units per building), as part of a mixed-use development
 - West Side of Street - Dwelling, Town House, Two-Family, or Multiple (Density 1-4 units per building), as part of a mixed-use development
- (2) *Conditional Uses:*
- Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
 - East Side of Street - Dwelling, Town House, Two-Family, or Multiple (Density 4-6 units per building), as part of a mixed-use development
 - West Side of Street - Dwelling, Town House, Two-Family, or Multiple (Density 5-8 units per building), as part of a mixed-use development
 - Parking Garage, Public, as part of a mixed-use development
 - Restaurant, General, as part of a mixed-use development
- (d) Residential Boulevard District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Residential Boulevard District of the SMSC Overlay District Zone:
- (1) *Permitted Uses:*

- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone.
- (2) *Conditional Uses:*
- Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
- (e) Pages Lane Mixed Use District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:
- (1) *Permitted Uses:*
- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone.
 - Dwelling, Town House, Two-Family, or Multiple (Density 1-4 units per building), as part of a mixed-use development
- (2) *Conditional Uses:*
- Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
 - Dwelling, Townhouse, Two-Family, or Multiple (5-8 units per building), as part of a mixed-use development;
 - Dwelling, Garden Apartments (9-12 units per building), as part of a mixed use development.
 - Parking Garage, Public, as part of a mixed-use development
- 12-48-090. South Main Street Corridor District 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 SMSC Overlay District Zone shall include a development design pattern book.
- (b) *Development Design Pattern Book Approval.* 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 SMSC Overlay District Zone.
- (c) *Development Design Pattern Book Submittal Requirements.* In addition to the conceptual site plan

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or conceptual subdivision plan 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 standards in this Chapter are to be integrated into the layout and design of the development.
- (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building location, parking lot placement, landscaping elements, and other such related design schemes.
- (3) Written descriptions and graphic illustrations that clearly describe how the development will compliment or relate to the streetscape pattern within the district it is located, such relationships include, but are not limited to, street features and amenities, pedestrian pathways, and other related streetscape design elements.

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

12-48-100. General Development Standards.

(a) Development within the SMSC Overlay District Zone shall be as follows:

1. Dimensional requirements for each lot type as set forth in Table 12-48-4, and other applicable requirements of this Title and the Centerville City Code.
2. Buildings shall be constructed substantially with rock, brick, and/or decorative concrete block for the first floor level as viewed from Main Street. Upper floors may be accented with other maintenance free materials compatible with the base floor design.
3. At least 25% of the primary building façade facing Main Street shall have upgraded architectural features, such as columns, pillars, archways, canopies, balconies, or other treatments.

4. At least 15% of a secondary façade facing another non-primary street frontage shall be of upgraded architectural features.
5. At least 5% of all other façade shall be of upgraded architectural features.
6. Each building on a lot with Main Street frontage shall have an entrance facing Main Street. Entrances shall be accessible to the public as a regular building entry from the public sidewalk.
7. In the Traditional Main Street and City Center Districts, entrances allowing public access from the sidewalk shall be provided at intervals of at least 50 feet to maximize street activity and pedestrian access opportunities and to minimize expanses of inactive building wall.
8. The percentage of building frontage required along the lot width may be reduced to accommodate site plan approved pedestrian plazas located between buildings. Building frontage percentage shall not be reduced to further accommodate parking beyond what is allowed according to Section 12-48-160. Access to such pedestrian plazas shall be provided from the sidewalk.
9. Pedestrian breezeways between buildings shall be a minimum of five (5) feet in width.
10. A portion of the building frontage may be setback beyond the required build-to range (RBR) up to an additional 20 feet if the space is utilized as a site plan approved courtyard or entryway that is open and accessible to the public sidewalk. This portion may be up to 40 percent of the actual building frontage and shall not be used for parking area.
11. The use of front yard areas for commercial type development shall be oriented towards the pedestrian and is to include related amenities such as entrance walks, plazas, benches, bike racks, raised flower boxes, or other such features.
12. Required Building Frontage shall be the percentage of the total width of the lot that is required to be used as a building wall. A porte cochere may be counted as a building wall even though it has no front or rear wall.
13. Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and air shafts within their own lot without relying on the side yard of an adjacent lot.

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14. Front porches, balconies, or stoops may extend up to 10' into front yards provided that walls, screened areas, or railings that are within the front yard do not exceed 42 inches in height above the floor of the porch, balcony, or stoop.
15. Parking shall be located to the rear of the building or in a side yard as allowed by the lot width and building frontage percentage requirements of the applicable lot type.
16. Side areas that exceed 15 feet in width shall not be located to another side area that exceeds 15 feet in width unless the areas are used as a unified public gathering area or courtyard.
17. The street level floor elevation shall be no more than 12 inches above the fronting sidewalk elevation.
18. Roof lines may be flat or pitched. Roofing shall not be of vivid primary colors (red, blue, yellow).
19. Windows of tinted or reflective glass may not be located between 2 feet and 9 feet above sidewalk grade on street-facing facades.

12-48-110. Regulations of General Applicability.

The use and development of real property in the SMSC Overlay District Zone shall conform to regulations of general applicability as set forth in the following chapters of 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) *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.

12-48-120. Development Implementation.

- (a) *Intent.* The SMSC Overlay District 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.* Rezoning of any property to the SMSC Overlay District 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.

- (c) *Final Site Plan or Final Subdivision Plat.* Rezoning of any property to the SMSC Overlay District 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.

- (d) *Substantial Construction.* Substantial construction for all properties within the SMSC Overlay District Zone shall be commenced within one (1) year from the date of final site plan approval or final plat recording.

Section 12-48-130. South Main Street Corridor Overlay Zone Sub-Districts

The Centerville SMSC Overlay District Zone is designed to implement the goals and objectives of the South Main Street Corridor Plan of the City's General Plan, adopted by the City in [insert date of plan amendment adoption]. The South Main Street Overlay District Zone is organized around the following sections:

- South Main Street Districts Regulating Plan
- Building Form and Site Layout Standards
- Streetscape (public space) Standards and related amenities.

12-48-140. Corridor Regulating Plan

The SMSC District Overlay District Zone Regulating Plan consists of the Sub-District Illustration Map 12-48-1, the Building Form and Site Layout Envelope Standards, and the Public Space Standards. The illustrative map of the SMSC Overlay District Zone designates the boundary extents of the six (6) sub-districts within the zone, where each district has associated building form and site envelope standard(s) and its related public space elements.

The regulating plan is the key to show the locations of the different building sites and how they relate to the South Main Street District in which they are

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located and its relation to other lots and districts along the corridor.

The illustration map may be amended from time to time pursuant to and conjunction with any application for an amendment to the Zoning Map regarding the SMSC Overlay District Zone location. The Building Form and Site Envelope and Public Space Standards may be amended from time to time pursuant to an application for a Zoning Text Amendment.

12-48.150. Building Form and Site Envelope Standards

(a) The following regulations and standards establish the parameters that guide the form of building within the South Main Street Corridor, including the site envelope for building placement. They direct and control the building envelope and site in regard to configuration, orientation, function, and features that define and shape the public realm. The technique of the standards is to use private buildings to define and shape the public space in a manner that makes it attractive. The standards are designed to use a minimum level of control to meet this goal.

(b) The Regulating Plan identifies six (6) specific districts within the overall South Main Street Overlay Zoning District. Within those districts, seven (7) unique lot types have been identified and development regulations established for each unique type. Unique lot types within the South Main Street Overlay District Zone are as follows:

1. **Corner Gateway Lot**
2. **Civic/Cultural Lot**
3. **City Center Main Street Lot**
4. **Traditional Main Street Lot**
5. **Traditional House Lot**
6. **TND/Mixed-Use Lot**
7. **Brownstone/Live-Work Lot**

(c) Unique lot types may occur in more than one of the six (6) South Main Street districts, and the building envelope standards for each lot type shall apply to all such lots within the South Main Street Overlay District as identified in Table 12-48-1 of the Regulating Plan.

The various lot types and related development standards allowed for each of the sub-districts are defined in the Lot Type Illustrations, as found in this Chapter. The development specifications for the various lot types include provisions for Height,

Siting, and other Elements. Additionally, "Character Examples" are provided to depict simply context of the style and not the actual design height, or exterior materials of buildings. The development specifications for each lot type are designed to address the following:

1. Height:

- (A) The height of the principal building is measured in stories, with the maximum height indicated in feet.
- (B) The maximum height is measured from the Main Street grade (i.e. top back of curb) to the top of the roof.
- (C) Street wall or landscaping heights are relative to the adjacent sidewalk, or the ground elevation when not fronting a sidewalk.

2. Siting:

- (A) Buildings shall only occupy the specified area of the lot, as indicated on the site plans and in relation to the required building range and setbacks.
- (B) The street frontage for corner lots shall apply to that portion of the building facing Main Street only.

3. Elements:

- (A) The primary or main wall portion of the building's street façade that is required to be built to the Required Building Range (RBR) shall be composed as a simple plane, with interruptions only by windows, stoops or front porches, balconies, and storefronts. Recessed entry doorways are also acceptable and count toward the required built-to percentage.
- (B) Off-street parking for vehicles shall not occupy any space in front of a building on the building lot. Parking areas located to the side of a structure where space allows shall be located at least 10 feet back from the back of the sidewalk.

12-48-160. Off-Street Parking Space Standards

(a) Within the SMSC Overlay District, the building form, scale, mass, and uses need to be interrelated with the streetscape and mass transit opportunities to encourage interaction with one another. Therefore, the expected parking lot

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configuration and space calculations need to be revised and even reduced to provide the impetus such for interaction.

(b) Parking lots and their placement shall meet the following requirements:

1. Parking lots are permitted only in side and rear yards as follows:
 - (A) All parking areas shall be setback a minimum of 10 feet from the front lot (property) line of the building lot.
 - (B) When parking is located in a side yard and has frontage along a public right-of-way, no more than 25% of the total site frontage or 60 feet, whichever is less, shall be occupied by the parking lot (see Figure 1 of this Section).
 - (C) For a corner lot, the building shall be located at the corner of the lot adjacent to the intersection. The cumulative total of both frontages occupied by parking shall be no more than 25% or 60 feet, whichever is less.
 - (D) For a corner lot that has frontages on three streets, the building shall be located at the corner adjacent to the intersection. The cumulative total of the primary and secondary streets frontages occupied by parking shall be no more than 25% or 60 feet, whichever is less.
 - (E) A side yard parking lot may not be located adjacent to another side yard parking lot on an adjoining lot. Rear lots may be located adjacent to another parking area and shall be designed to allow through traffic between parking areas.
2. Where an off-street parking lot is visible from the street in a side-yard, it shall be screened by either a 2-foot tall screen wall or 18-inch seat wall located between the parking lot and the sidewalk. Where a parking lot is adjacent to a single-family residential district, a 3-foot screen wall and landscaping, sufficient to screen up to the headlight level of vehicles, shall be located

between the residential use and the parking lot.

3. Where a parking structure is provided or parking is located on the ground level and/or below the upper stories of the building, usable building floor space to a depth of a minimum of 20 feet shall be provided in front of the parking area, along the street frontage, for the entire length of the building.
4. Official government approved on-street parking located along a lot's frontage may be credited toward meeting the parking requirements for that use.
5. Driveway access to off-street parking lots shall be located to provide safe separation from street intersections. Driveways shall be aligned with driveways on the opposite side of the street or offset to avoid turning movement conflicts. Two-way driveways shall be a minimum width of 24 feet. If feasible, driveways shall not be located within 40 feet of a corner.
6. New driveway accesses shall not be established onto Main Street. Exceptions shall be recognized and allowed as follows:
 - (A) For an existing legally created lot where the side and rear of the lot are not adjacent to a Street and there are no other opportunities to provide needed access to the property.
 - (B) An existing legally created access is being moved to another location to meet the parking placements of this Chapter.
 - (C) An existing legally created access or accesses are being combined together to establish an access that meets the parking placements of this Chapter.
7. Driveways and driveway lanes may be combined for adjacent developments and shall be subject to recordation of shared access easements for between the adjacent lots.
8. Parking may be allowed off-site according to joint use agreements or use of shared parking districts, subject to Section 12-52-110, Parking Modifications, as found in this Title.

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- (c) Table 12-48-2, Off-Street Parking Modifications shall be used to modify the minimum amount of parking spaces required by Section 12-52-1, Off-Street Parking Schedule found in this Title.

12-48-170. Landscaping and Buffer Standards

- (a) Within the SMSC Overlay District, the standard Landscaping and Screening requirements of Section 12-51 are also being modified to accommodate the building form and site envelope standards for the various lot types within the sub-districts.
- (b) Table 12-48-3, Landscaping Modifications shall be used, which modify the landscaping and buffer standards required by Section 12-51, Landscaping and Screening, as found in this Title.

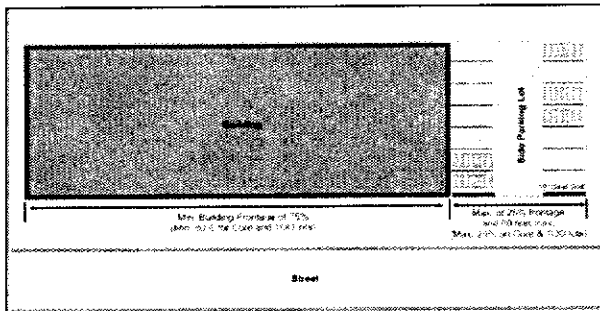
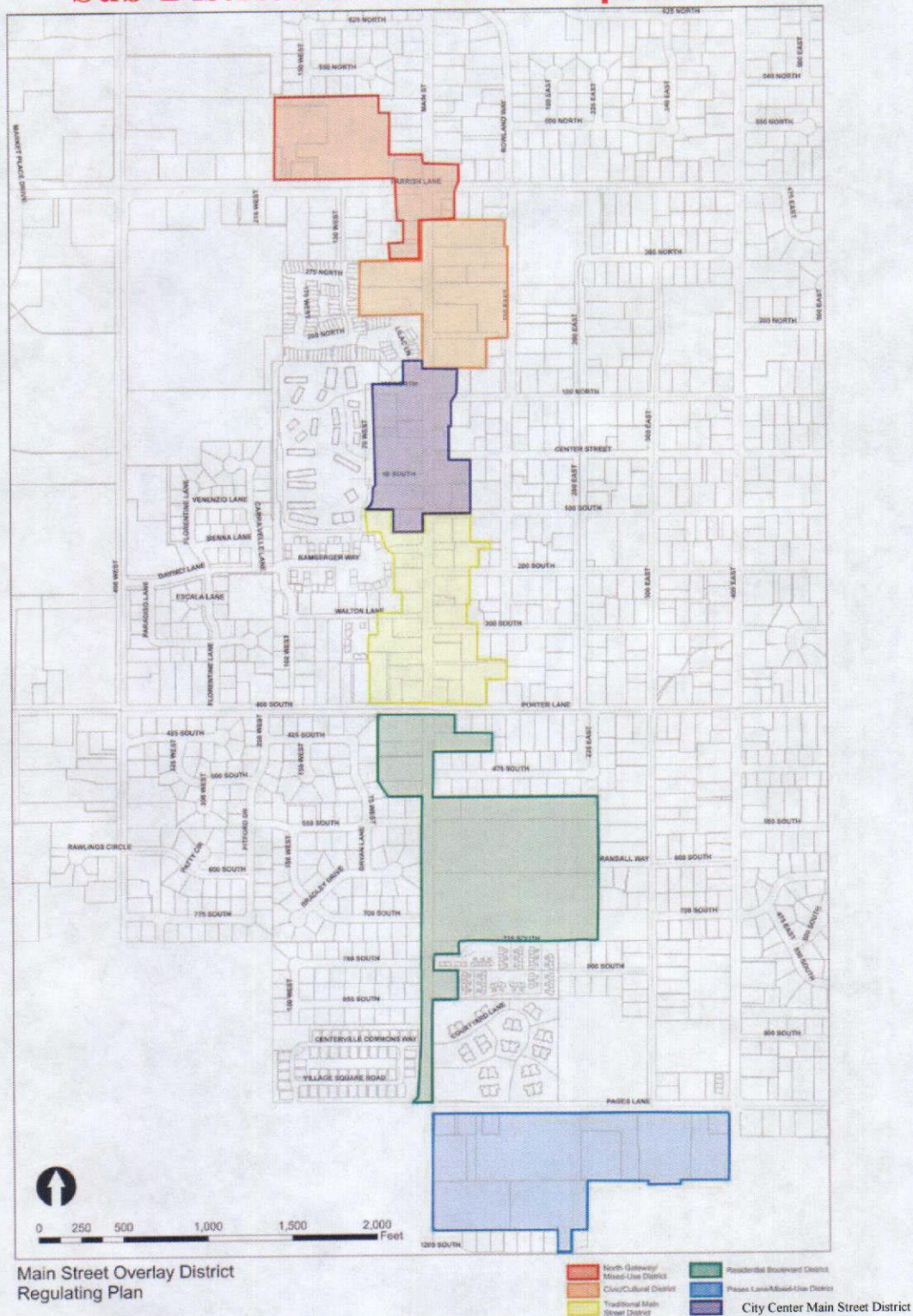


Figure 1 – Example Parking Lot & Stall Arrangement

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SMSC OVERLAY DISTRICT Sub-District Illustration Map 12-48-1



Traditional Main Street Lot

Building Envelope Specifications:

Height: East Side, 1.5/ 2 stories 25' maximum
West Side 1.5/ 3 stories 35' maximum w/ CUP

First Floor: 10' clear height (minimum 50% of floor)

Upper Floor: 8' clear height

Front of Lot: Required Build-To Range (RBR) 5' to 10'

Sides of Lot: No setback required

Rear of Lot: 15' setback to building

Lot Width: 25' to 260'

Building Frontage: Minimum 75% of lot width

Street Facade: Minimum 75% in the RBR

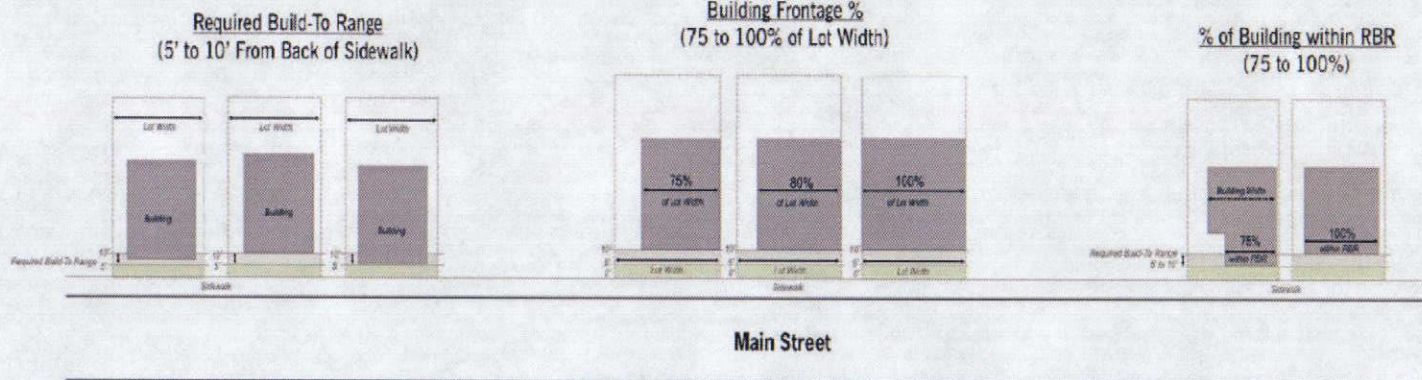
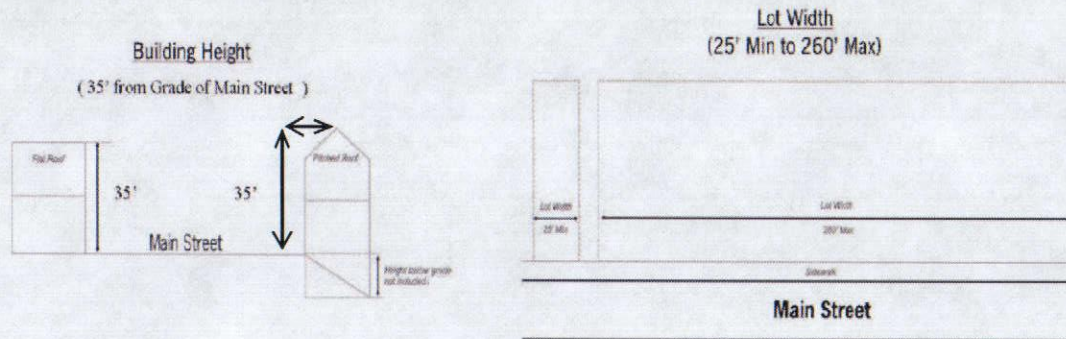
Building Use & Element Specifications:

Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 to 60% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: Ground floor uses shall be nonresidential, such as office or retail, on the street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail,



Character Examples



TND/ Mixed Use Lot

Building Envelope Specifications:

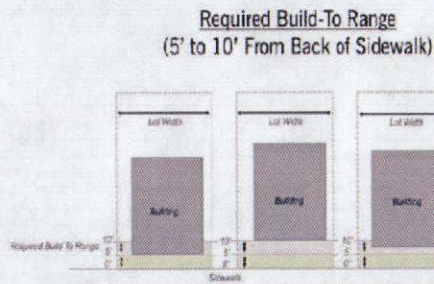
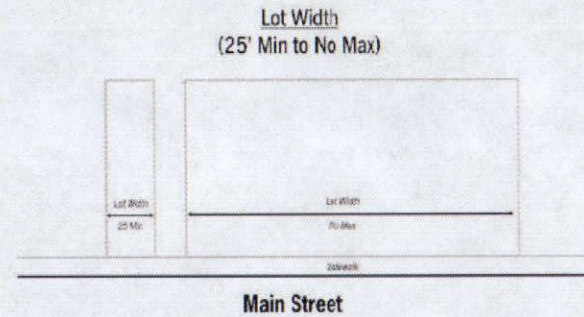
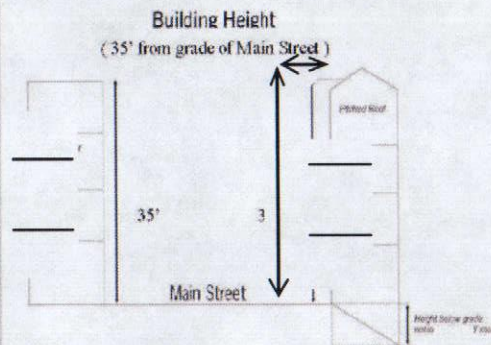
Height: 2 to 3 stories, 35' maximum
First Floor: 12' clear height (minimum 50% of floor)
Upper Floor(s): 8' clear height
Front of Lot: Required Build-To Range (RBR) 5' to 10'
Sides of Lot: 0' to 10' max
Rear of Lot: 15' setback to building
Lot Width: 25' min; no max
Building Frontage: Minimum 80% of lot width
Street Facade: Minimum 75% in the RBR

Building Use & Element Specifications:

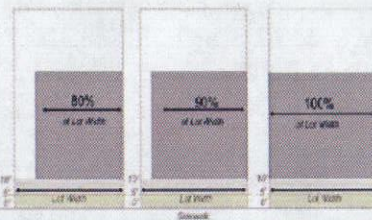
Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have a minimum of 30% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: Ground floor uses shall be non-residential, such as office or retail, on the street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail.
Arcade: An arcade or galleria may project into the sidewalk easement if constructed as part of a contiguous street frontage of at least 200 feet in length.



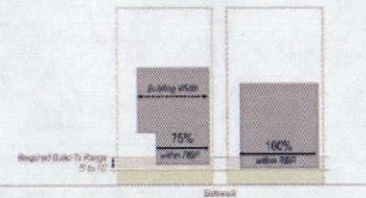
Character Examples



Building Frontage %
(80 to 100% of Lot Width)



% of Building within RBR
(75 to 100%)



Main Street

City Center Main Street Lot

Building Envelope Specifications:

Height: East Side, 1.5/ 2 stories 25' maximum
West Side 1.5/ 3 stories 35' maximum w/ CUP

First Floor: 12' clear height (minimum 50% of floor)

Upper Floor: 8' clear height

Front of Lot: Required Build-To Range (RBR) 2' to 5'

Sides of Lot: 0' to 10' max

Rear of Lot: 15' setback to building

Lot Width: 18' to 120'

Building Frontage: Minimum 80% of lot width

Street Facade: Minimum 75% in the RBR

Building Use & Element Specifications:

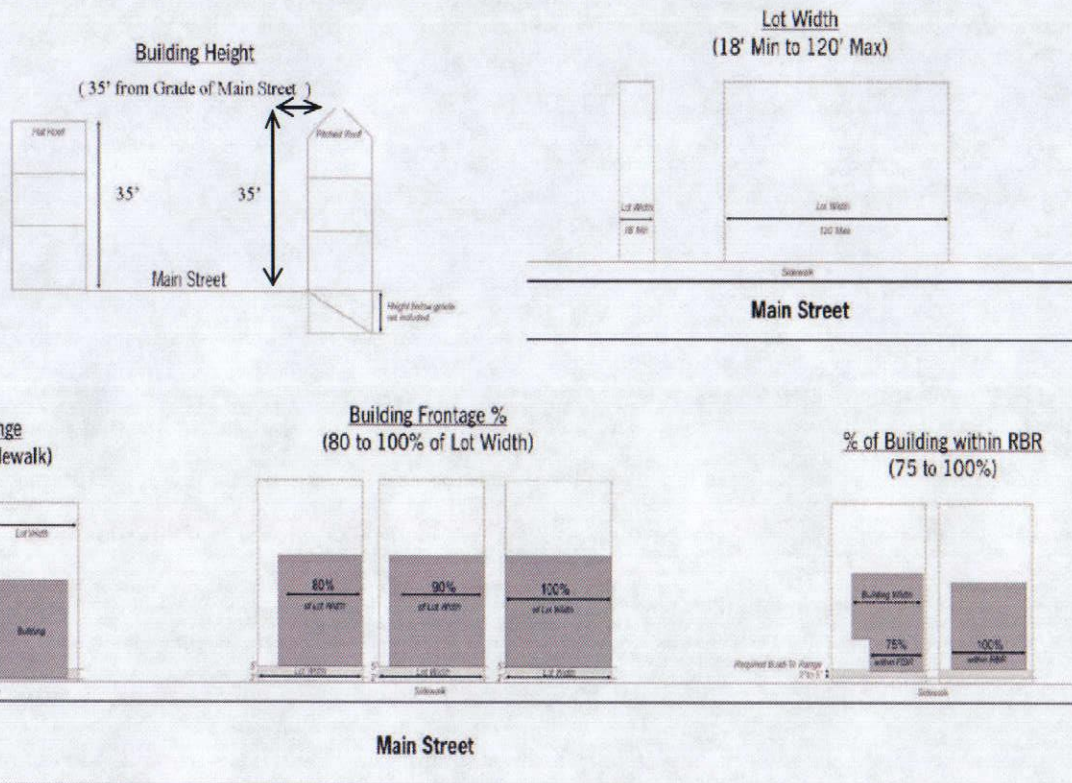
Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 to 70% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: Ground floor uses shall be non-residential, such as office or retail, on the street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail.

Arcade: An arcade or gallery may project into the sidewalk easement if constructed as part of a contiguous street frontage of at least 200 feet in length.



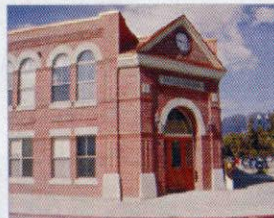
Character Examples



Corner Gateway Lot

Building Envelope Specifications:

Height: 1.5 or 2 stories, 28' maximum
First Floor: 10' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Required Build-To Range (RBR) 5' to 10'
Sides of Lot: No setback required
Rear of Lot: 15' setback to building
Lot Width: 25' to 190'
Building Frontage: Minimum 75% of lot width
Street Facade: Minimum 75% in the RBR



Character Examples

Building Use & Element Specifications:

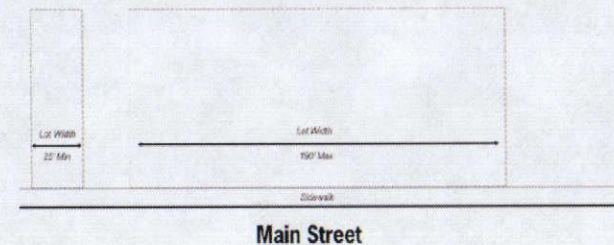
Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have a minimum of 30% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: Ground floor uses shall be non-residential, such as office or retail, on the street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, or retail.

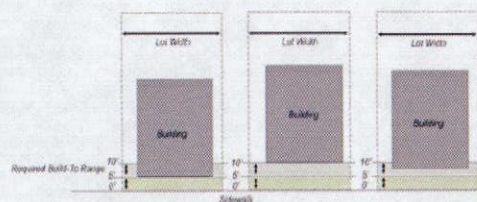
Building Height
(28' from Grade of Main Street)



Lot Width
(25' Min to 190' Max)



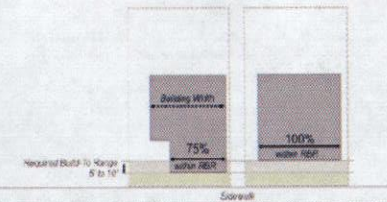
Required Build-To Range
(5' to 10' From Back of Sidewalk)



Building Frontage %
(75 to 100% of Lot Width)



% of Building within RBR
(75 to 100%)



Main Street

Civic/Cultural Lot

Building Envelope Specifications:

Height: 2 or 3 stories, 40' maximum
First Floor: 12' clear height (minimum 50% of floor)
Upper Floor: 9' clear height
Front of Lot: Required Build-To Range (RBR) 15' to 25'
Sides of Lot: 5' min
Rear of Lot: 15' setback to building
Lot Width: 50' to no max
Building Frontage: Minimum 60% of lot width
Street Facade: Minimum 75% in the RBR



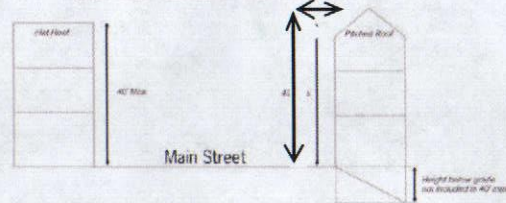
Character Examples

Building Use & Element Specifications:

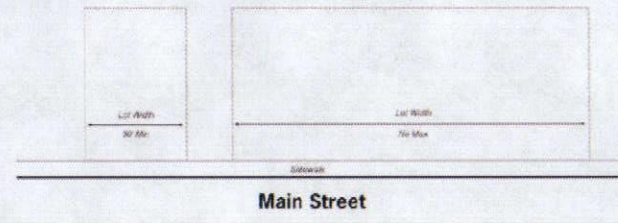
Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have a minimum of 30% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: Civic uses shall occupy a minimum of 50% of the ground floor space. Office or community service-related uses may occupy the remainder of the ground floor and upper floors.

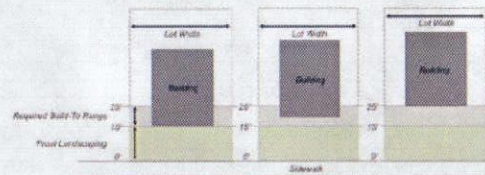
Building Height
(40' from Grade of Main Street)



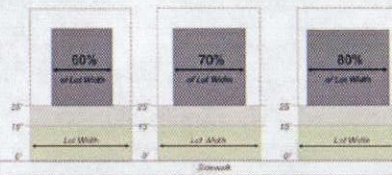
Lot Width
(50' Min to No Max)



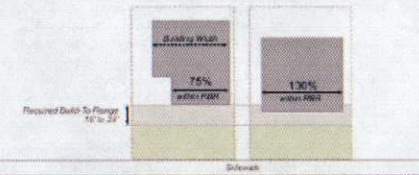
Required Build-To Range
(15' to 25' From Back of Sidewalk)



Building Frontage %
(60 to 80% of Lot Width)



% of Building within RBR
(75 to 100%)



Main Street

Traditional House Lot

Building Envelope Specifications:

Height: 1 or 2 stories, 28' maximum
First Floor(s): 9' clear height (minimum 75% of floor)
Upper Floor(s): 8' clear height
Front of Lot: Required Build-To Range (RBR) 15' to 25'
Sides of Lot: 5' min
Rear of Lot: 15' setback to building
Lot Width: 25' to 120'
Building Frontage: 40 to 70% of lot width
Street Facade: Minimum 75% in the RBR

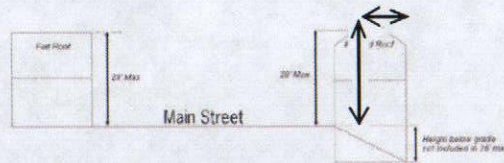


Character Examples

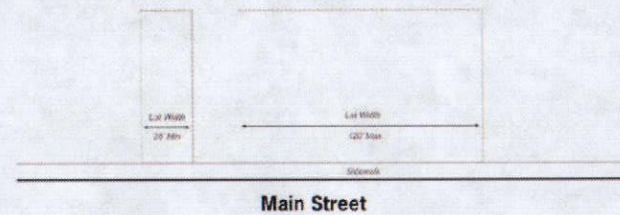
Building Use & Element Specifications:

Solid to Void Ratio: 30 to 60% openings (voids) are required on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: The ground level may be used for a small office or business as associated with a home business.
Access: A rear drive or alley is allowed for access to garages and/or accessory dwelling units at the rear of the lot.
Fencing: Fencing, not to exceed 36 inches in height, is allowed on either street facing facade.

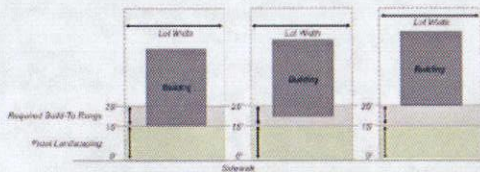
Building Height
(28' from Grade of Main Street)



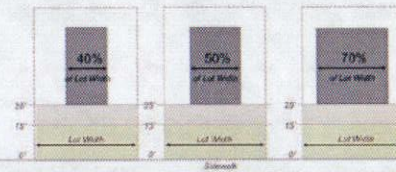
Lot Width
(25' Min to 120' Max)



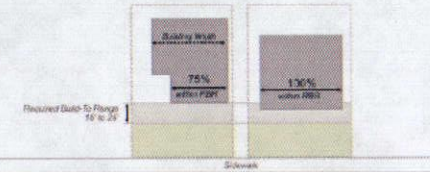
Required Build-To Range
(15' to 25' From Back of Sidewalk)



Building Frontage %
(40 to 70% of Lot Width)



% of Building within RBR
(75 to 100%)



Main Street

Brownstone/Live-Work Lot

Building Envelope Specifications:

Height: 2 or 3 stories, 35' maximum
First Floor: 10' clear height (minimum 75% of floor)
Upper Floor(s): 8' clear height
Front of Lot: Required Build-To Range (RBR) 5' to 10'
Sides of Lot: 0' min
Rear of Lot: 15' setback to building
Lot Width: 32' to 50'
Building Frontage: Minimum 75% of lot width
Street Facade: Minimum 66% in the RBR

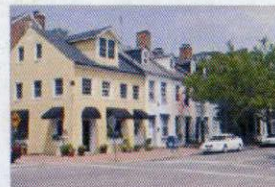
Building Use & Element Specifications:

Solid to Void Ratio: 30 to 60% openings (voids) are required on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: The ground level may be used for a small office or business as associated with a live-work unit.

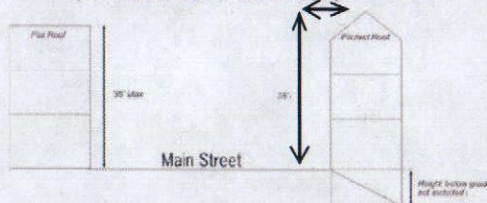
Units: A minimum of two units shall be constructed adjacent to one another. This may take place on the same lot or on adjoining lots.

Fencing: Fencing, not to exceed 36 inches in height, is allowed on either street facing facade.

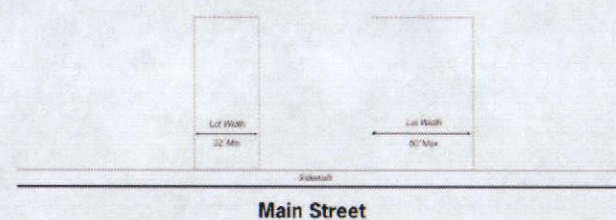


Character Examples

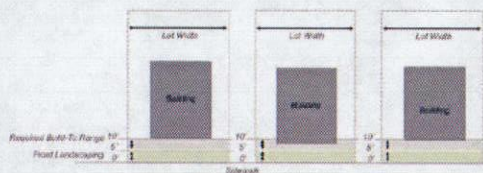
Building Height
(35' from Grade of Main Street)



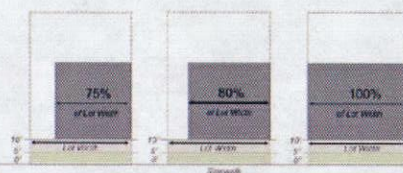
Lot Width
(32' Min to 50' Max)



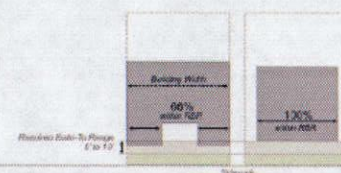
Required Build-To Range
(5' to 10' From Back of Sidewalk)



Building Frontage %
(75 to 100% of Lot Width)



% of Building within RBR
(66 to 100%)



Main Street

Title 12 – Zoning
Article 4 – Special Purpose and Overlay District Zones
Chapter 12-48 – South Main Street Corridor Zone

TABLE 12-48-1 Lot Types Allowed by Sub-District						
TABLE 12-48-1	South Main Street Corridor Districts					
Lot Type	North Gateway/ Mixed-Use	Civic/Cultural	Traditional Main Street	City Center Main Street	Residential Boulevard	Pages Lane/ Mixed Use
Traditional Main Street	X	X	X	---	---	X
City Center Main Street	X	---	---	X	---	X
Corner Gateway	X ¹	---	---	---	---	X
Civic/Cultural	---	X	X	---	X	---
Traditional House	X	X	X	---	X	---
TND/Mixed Use	X	---	---	---	---	X
Brownstone/Live Work	X	---	X	---	---	X
Note 1: Corner Gateway Lot Type must be used for any corner lot development at the Parrish Lane and Main Street Intersection; The TOD lot is not allowed on lots fronting Main Street						

TABLE 12-48-2, Off-Street Parking Modifications		
Land Use Type	SMSC Districts	
	City Center	All others
Residential Uses	60% of Requirement	75% of Requirement
Public/Civic Uses	50% of Requirement	60% of Requirement
Commercial Uses	40% of Requirement	60% of Requirement

Title 12 – Zoning
Article 4 – Special Purpose and Overlay District Zones
Chapter 12-48 – South Main Street Corridor Zone

TABLE 12-48-3 – Landscaping Modifications

Land Use Type	SMSC Districts	
	City Center	All others
Non-Single Family Projects	15% On-Site Requirement	20% On-Site Requirement
Non-Residential Projects	7% On-Site Requirement	9% On-Site Requirement
Mixed Use Projects	7% On-Site Requirement	9% On-Site Requirement
Public Street Landscaping	10 Feet to Parking Areas	15 Feet to Parking Areas
Buffer Landscaping For Mixed Use Projects Only (all others per 12-51)	8 Feet for "M" Zones 15 Feet for "H"	8 feet for "M" Zones 15 Feet for "H"

Title 12 – Zoning
Article 4 – Special Purpose and Overlay District Zones
Chapter 12-48 – South Main Street Corridor Zone

TABLE 12-48-4 - Lot Size and Dimension Requirements

Lot Types	Height			Setbacks			Siting			
	Total (min/max)	Stories (min/max)	First Floor (min)	Upper Floors (min)	Front	Side	Rear	Lot Width (min/max)	% of building at RBL	Building % of lot frontage
1. Corner Gateway Lot	28	1.5/2	10	8	5 to 10	0	15	25/185	75	75
2. TND/Mixed-Use Lot	35	2/3	12	8	5 to 10	0/10 max	15	25/no max	75	80 to 100
3.City Center Main Street Lot a. East Side b. West Side	25'	1.5/2	12	8	2 to 5	0/10 max	15	18/120	75	80 to 100
	35'	1.5/3 ^a	12	8	2 to 5	0/10 max	15	18/120	75	80 to 100
4. Traditional Main Street Lot a. East Side b. West Side	25'	1.5/2	10	8	5 to 10	0	15	25/240	75	75
	35'	1.5/3 ^a	10	8	5 to 10	0	15	25/240	75	75
5. Civic/Cultural Lot	40	2/3	12	9	15 to 25	5	15	50/no max	75	60
6. Traditional House Lot	28	1/2	9	8	15 to 25	5	10	25/120	75	40 to 70
7. Vehicle Storage Lot					15	5	5	56/150		
8. Brownstone/Live-Work Lot	35'	2/3 ^b	10	8	5 to 10	0	15	32/50	66	75

- a. Note: For Traditional Main Street & City Center Main Street Lot Types a third story height shall be subject to Condition Use Permit approval and limited to West Side Only.
- b. Note: If lot type is used in the Traditional Main Street District building heights shall comply with the east/west allowances of Table 12-48-4(4).

A. Background ¹

A Main Street Master Plan Study was performed and completed in October of 2007. The study was initiated to review current land uses and development patterns along Main Street, from Parrish Lane south to Pages Lane. An "oversight committee" was formed to provide ongoing direction and input throughout the process. On October 23, 2007 the final Main Street Master Plan Study was presented to the City Council.

Based on the assessment and recommendations of the Main Street Master Plan Study, the City Council, on December 18, 2007, adopted a "temporary zoning restriction ordinance" in order to move forward with amendments to the City's General Plan and other relevant ordinances regarding development and uses along Main Street. The City then secured the services of Cooper Roberts and Simonsen Associates (CRSA) to assist City staff and officials with preparing recommended amendments to the City's General Plan and Zoning Ordinance to implement elements of the Master Plan Study.

The overall vision of the South Main Street Corridor Plan is to return Main Street to "center stage" as the civic, cultural, and community heart of Centerville City. The Main Street Corridor from Parrish Lane to Pages Lane is considered the "town center" of Centerville City. The vision of the Corridor Plan is more particularly discussed on Section 4.C.

1. Summary of Existing Assets and Potential Opportunities

Every community has assets that make them unique, such as distinctive buildings,

local businesses, public or civic spaces, and historic resources. These assets ought to serve as the foundation for building goals and policies within a general plan document. Establishing such a foundation will assist with preserving and maintaining a community's sense of place. Listed below are several assets and opportunities that should serve as the foundation of the South Main Street Corridor District Plan;

- a. City Hall and the Post Office serving as a central civic destination within the Main Street Corridor with Founders Park and the Whitaker Museum as supportive civic land uses.
- b. The existence of several historically significant commercial buildings that could provide unique architectural resources to assist with defining the built environment of Main Street.
- c. The existence of historic and charming residential buildings that remain as a reminder of the once residential nature of Main Street.
- d. The presence of several small businesses, specialty shops, and dining establishments providing locally-owned and operated alternatives and variety to residents.
- e. The recent placement and construction of new office buildings providing diversity in the architectural style along Main Street.

2. Summary of Existing Challenges and Potential Possibilities

Like the assets previously cited, each community has challenges or problem areas that ought to be addressed. Identifying these challenges and linking potential possibilities are the first steps in a successful effort to revitalize the South Main Street Corridor.

- a. Lack of or little potential for providing on-street parking within the corridor.
- b. High-speed vehicle environment creating safety and noise issues along Main Street.

¹ Amended by Ord. No. 2010-16, November 16, 2010

- c. Lack of or insufficient park strips buffering various sidewalk and roadway activities.
- d. Lack of or insufficient alternative transportation modes and associated amenities in the design of Main Street.
- e. Lack of or insufficient pedestrian friendly walkways and street crossings.
- f. Narrowness of the streetscape design with uncomfortable transitions to private property (e.g. narrow side walk widths, short tree crowns, and tall fencing adjacent to the public realm).
- g. Lack of or inconsistent application of setbacks, landscape buffers, and hardscaping designs along lot frontages of Main Street.
- h. Presence of grade changes creating challenging physical and visual design solutions.

3. Formation of a South Main Street Corridor Context

Growth and revitalization efforts or strategies ought to encourage infill and re-development in balance with the community's desire to highlight Centerville's Main Street. The South Main Street Corridor can and will thrive if included in the design framework of this area is a scheme that provides various alternatives to purely an automobile oriented street. Pedestrian-friendly amenities, alternative forms of transportation, proper architectural and building design, and other similar concepts need to be considered in designing the South Main Street South Corridor District. Redevelopment and enhancements need to focus on such concepts to create a stronger, more vibrant, Main Street environment.

4. Summary of Other Existing Applicable General Plan Policies

Section 12-430-2.2 – Describes the area between Porter Lane and Parrish Lane as the traditional commercial area of Centerville City. The policy recognizes

that the area never fully developed as a strong focal point and that revitalization efforts need to be encouraged.

Section 12-450-1 – As part of the City's Master Plan, Main Street is defined as a "minor arterial" roadway.

Section 12-450-2 – Identifies Main Street as a "major entrance" to Centerville City. Such an entrance is important to the overall appearance and atmosphere of the City.

Section 12-480-2.2.a – Identifies the existing commercial development at Pages Lane as an important neighborhood shopping center having its own distinctive development characteristics and issues.

Section 12-480-2.2.b & 3.2.a – Again emphasizes the traditional commercial area of Main Street defining it as the area between Porter and Parrish and not extending it more than ½ block east or west of Main Street.

Section 12-480-2.3.a – Establishes a City Hall and Founders Park Master Plan to function as a civic place and cultural center along Main Street.

B. Summarized Neighborhood Planning Process and Comment

October 19, 2007 - Final Presentation of the Main Street Master Plan Study that included a 3-day charrette and public meeting presentations to both the Planning Commission and City Council.

February 05, 2008 - An Ad-Hoc Committee Meeting consisting of 2 Elected Officials, 2 Appointed Officials (Commissioners), and several residents and business owners meet. The Committee reviewed the 1st draft of the General Plan

February 12, 2008 - The Ad-Hoc Committee continued their review the 1st draft of the General Plan

March 11, 2008 - The Ad-Hoc Committee reviewed the 1st draft of the Zoning Ordinance Regulations and the 2nd Draft of the General Plan

March 25, 2008 - The Ad-Hoc Committee Meeting reviewed the 2nd draft of the Zoning Regulations

April 16, 2008 - An Open House was held to review the proposed drafts of the General Plan and Zoning Ordinance. Meeting participants were provided and opportunity ask questions and to comment on the proposed changes to the General Plan and Zoning Ordinance.

C. South Main Street Corridor Plan Vision

The South Main Street Corridor District vision establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the public and City's appointed and elected officials ("Vision"). Additional planning principles and concepts have also been included to help establish the policies of the overall Vision.

In the case of the South Main Street Corridor District Plan, the **Vision is expressed using four (4) different topics.**

These topics are:

- **Land Use**
- **Mobility**
- **Setting**
- **Built Environment**

In addition to the topics, the South Main Street Corridor District area is divided into six (6) different districts ("Districts"). Each district plays a different and sometimes distinct role in how land uses patterns are to develop in that particular area of the neighborhood. These districts are identified as follows:

- North Gateway Mixed Use District
- Civic & Cultural District
- Traditional Main Street District
- City Center Main Street District
- Residential Boulevard District
- Pages Lane Mixed-Use District

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

The South Main Street Corridor Plan identifies four (4) Corridor-Wide Goals and twenty-three (23) Corridor-Wide Objectives. Additionally, goals and objectives are included for each unique district. **All together, the South Main Street Corridor Plan includes nine (9) Goals and seventy-four (74) Objectives.**

These goals, objectives, and graphical maps for the South Main Street Corridor Plan are described on the remaining pages of this document.

**SOUTH MAIN STREET
CORRIDOR-WIDE VISION****GOALS:**

- 1. Promote the South Main Street Corridor as the cultural, civic, and community heart of Centerville by providing a careful balance of *land uses*, which serve residents, businesses, and visitors.**

Generally, the South Main Street Corridor includes the lands along Main Street between Parrish Lane and Pages Lane. Specifically, the South Main Street Corridor addresses parcels abutting Main Street, but may also include parcels located just off of Main Street along the several East-West side streets.

The goal is intended to enhance Main Street's role in the Centerville community. This will require preservation of the existing mix of land uses throughout the South Main Street Corridor, and further development of this mix in specific areas. At the same time, care must be given to minimize potential land use conflicts and protect the interests of existing residents and businesses.

OBJECTIVES:

1.A. Preserve the existing mix of land uses along the South Main Street Corridor, recognizing that each District has a different character and different land use needs.

1.B. Minimize, to the extent possible, potential conflicts between adjacent land uses.

1.C. Encourage additional single-family and multi-family residential land uses, by way of mixed-use development, throughout the South Main Street Corridor.

1.D. Encourage greater intensity in land uses in appropriate areas along the South Main Street Corridor. Examples include mixed-use developments, such as a retail use with a housing component above, and greater floor-area-ratios (FAR), such as a two-story building rather than a one-story building of the same footprint.

1.E. Incorporate Main Street into the neighborhood planning process for both the east and west side neighborhood plans to allow for consistency and coordination.

***SOUTH MAIN STREET
CORRIDOR-WIDE VISION******GOALS:*****2. Preserve and enhance
*mobility throughout the
South Main Street
Corridor.***

Generally, the South Main Street Corridor includes the lands along Main Street between Parrish Lane and Pages Lane. Specifically, the South Main Street Corridor addresses parcels abutting Main Street, but may also include parcels located just off of Main Street along the several East-West side streets.

The goal is primarily to improve safety and comfort of people traveling through and within the South Main Street Corridor. This includes accommodations for motorists, pedestrians, bicyclists, and people of all ages and ability levels.

OBJECTIVES:

2.A. Create the opportunity for on-street parking throughout the South Main Street Corridor, specifically in the North Gateway/Mixed Use, Civic/Cultural, and Traditional Main Street Districts.

2.B. Protect and increase the safety of motorists and pedestrians by advocating for a lower speed limit within the South Main Street Corridor. This recommendation is of high priority for implementation and should be pursued immediately upon adoption of the general plan update.

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

2.D. Advocate for wider sidewalks throughout the corridor when road cross-section improvements are being considered. Emphasis should be placed on identifying Safe Routes to School and within the Traditional Main Street Commercial District.

GOALS:

- 2. Preserve and enhance
mobility throughout the
South Main Street
Corridor... cont.**

OBJECTIVES

2.E. Consider and evaluate the effects of road cross-section improvements on traffic flow, aesthetics, and the safety of motorists and pedestrians. Improvements may include: striped bike lanes, planted medians, raised intersections, bulb-outs and chokes, pavement treatments, and sidewalk improvements (*see Roadway Design Matrix of Corridor Plan*).

2.F. Ensure that pavement treatments do not hinder access for those who have limited physical mobility or are wheelchair bound.

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

**SOUTH MAIN STREET
CORRIDOR-WIDE VISION****GOALS:**

- 3. Enhance and promote the South Main Street Corridor as the *setting* for attractive, convenient, active, safe, and enjoyable destination and place of residence.**

Generally, the South Main Street Corridor includes the lands along Main Street between Parrish Lane and Pages Lane. Specifically, the South Main Street Corridor addresses parcels abutting Main Street, but may also include parcels located just off of Main Street along the several East-West side streets.

The goal is primarily to enhance the physical appearance and atmosphere of the South Main Street Corridor. The South Main Street Corridor should be a beautiful focal point for the community, and a reflection of the community's values and demand for quality.

OBJECTIVES:

3.A. Develop and implement a coordinated standard for streetscape improvements along the entire South Main Street Corridor. Improvements should include street lighting, landscaping, street furnishings, signage and other such amenities. These improvements could take place through a City initiated assessment areas and be coordinated with the Utah Department of Transportation (UDOT).

3.B. Develop and implement Corridor-wide standards for fencing to protect the pedestrian environment while still accommodating the needs of private residences. Fencing regulations should be consistent with front-yard fencing, allowing only for low, open fencing under 3' in height or low stone walls (2' height). New privacy fencing ought not to be allowed adjacent to the sidewalk and existing privacy fencing could possibly be phased out using a City incentive program

3.C. Prohibit the location of parking lots or areas of asphalt in the front setback area between a building and Main Street. Strategic public parking lots should be coordinated to provide shared parking opportunities along the Corridor. Individual parking lots should be located to the side or preferably the rear of the building.

GOALS:

3. **Enhance and promote the South Main Street Corridor as the *setting* for attractive, convenient, active, safe, and enjoyable destination and place of residence (*continued*).**

OBJECTIVES:

- 3.D. Highlight a central intersection along the Main Street Corridor to designate and establish as the core or heart of Main Street.
- 3.E. Connect Main Street visually to adjacent neighborhoods and regional commercial areas through streetscape design elements (landscaping, furnishings, lighting, etc.).
- 3.F. Connect Main Street physically to adjacent neighborhoods and regional commercial areas through the use of new trails, bike routes, and established pedestrian routes (sidewalks or pathways).

**SOUTH MAIN STREET
CORRIDOR-WIDE VISION****GOALS:**

- 4. Coordinate elements of the *built environment* to create a sense of arrival and define the enclosure of public space within the South Main Street Corridor.**

Generally, the South Main Street Corridor includes the lands along Main Street between Parrish Lane and Pages Lane. Specifically, the South Main Street Corridor addresses parcels abutting Main Street, but may also include parcels located just off of Main Street along the several East-West side streets.

The goal is primarily to use building orientation, architecture, scale and massing, and location to define the physical character of Main Street.

OBJECTIVES:

- 4.A. Consider preserving key historic buildings within the South Main Street Corridor whenever possible.
- 4.B. Require a range of consistent setbacks within each District, and generally throughout the entire South Main Street Corridor.
- 4.C. Require primary buildings to orient to Main Street and provide entrances to each building from Main Street. Corner buildings will orient to both streets and have an entrance on both street-facing sides or at the corner.
- 4.D. Encourage a variety of complementary architectural styles, types, and massing of structures to establish connectivity along Main Street.
- 4.E. Develop a set of commercial design guidelines for commercial and mixed-use structures within the South Main Street Corridor.
- 4.F. Require appropriate building heights within each District.

**NORTH GATEWAY MIXED
USE DISTRICT****GOALS:****5. Create a distinctive
anchor appearance that
signifies arrival into
Centerville.**

Generally, the North Gateway/Mixed Use District includes the lands at and adjacent to or visually prominent from the intersection of Parrish Lane and Main Street within the South Main Street Corridor as more particularly shown on the District Map.

The goal is primarily to provide a distinctive entryway into Centerville from the I-15 interchange. The appearance and land use should signify arrival and guide people on to Main Street.

OBJECTIVES:

5.A. Establish a mixed-use zone for the North Gateway/Mixed Use District that will allow for residential, retail and office uses. Use mixtures may be in one building or a combination of buildings, such as in a planned development. A single use may also occupy a single building (i.e. a residential structure).

5.B. Establish a front setback range of 0' minimum to 15' maximum for the North Gateway District. This range should be used for both street-facing sides of a corner lot building.

5.C. Establish a side setback range of 0' minimum to 45' maximum to allow for a proximity of buildings to one another with shared parking behind.

5.D. Establish a maximum height of 28' to allow for buildings of up to two stories to be located on the corners to physically define the gateway.

5.E. Create a traffic feature such as a raised intersection that will effectively streamline traffic through the intersection and allow for a smooth connection on to Main Street.

5F. Use signage to establish the gateway and direct motorists to the South Main Street Corridor.

**NORTH GATEWAY MIXED
USE DISTRICT****GOALS:**

- 5. Create a distinctive anchor appearance that signifies arrival into Centerville (*continued*).**

OBJECTIVES:

5.G. Establish landscaping requirements to create a distinctive gateway, which can also be in the form of hardscaping.

5.H. Require the use of building materials and architectural elements in the District that are compatible and complementary. Avoid making requirements that will lead to a "themed" look.

5.I. Create parking requirements that do not allow for lots in front of buildings. Parking lots should be located to the rear of buildings.

5.J. Allow on-street parking where possible.

5K. Require street-level entrances from the sidewalk.

CIVIC/CULTURAL DISTRICT**OBJECTIVES:****GOALS:****6. Create a distinctive civic/cultural district that is characterized by a collection of civic buildings and public open space.**

Generally, the Civic/Cultural District includes the lands from 100 North to the south end of the North Gateway/Mixed Use District at the Parrish Lane intersection within the South Main Street Corridor as more particularly shown on the District Map.

The goal is primarily to create a civic district that has an enhanced concentration of public buildings and gathering spaces. The Civic/Cultural District will set the tone for architectural, setting, and signage recommendations for all civic buildings throughout Centerville.

6.A. Incorporate useable green open space around each civic building.

6.B. Establish a setback range that will allow for green space in front of buildings – a 15' minimum and 25' maximum front setback – but not set buildings back too far from the street.

6.C. Establish sidewalk, pathway, and crosswalk requirements to create pedestrian connections within the Civic/Cultural District and to and from the rest of the Main Street corridor.

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

6.E. Provide at-grade entryways to all civic buildings from Main Street.

6.F. Require all parking lots to be located to the rear of buildings in the Civic/Cultural District.

6.G. Utilize side setback areas for continuing open/green space rather than paved parking lots.

6. H. Align intersections between the east and west sides of Main Street. Create shorter blocks that are similar to the 330' block of the historic grid by introducing new streets rather than just driveways to parking lots.

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

**TRADITIONAL AND CITY
CENTER MAIN STREET
DISTRICTS****GOALS:**

- 7. Create a commercial district with a central core intersection that is designed to serve as the heart of the City and support and encourage local businesses.**

Generally, the Traditional and City Center Main Street Districts consist of lands located between 150 North to Porter Lane within the South Main Street Corridor as more particularly shown on the District Map.

The goal is primarily to create a central commercial district along Main Street that will be a counter-balance to the automobile-centric commercial developments along the interstate.

OBJECTIVES:

7.A. Establish a core intersection that has existing assets or potential future assets, such as the historic building at Center Street.

7.B. Concentrate development around the core intersection using small front and side setbacks.

7.C. Establish a front setback range of 0' minimum to 15' maximum for the District. Encourage a smaller range of 0' minimum to 10' maximum for the core intersection. Use the setbacks for active supporting uses such as sidewalk displays and/or dining.

7.D. Consider establishing a side setback range of 0' minimum to 15' maximum for the core intersection and 30' maximum for the rest of the District.

7.E. Consider establishing maximum building footprints to prevent encroachment by larger chain stores.

7.F. Consider providing at least one at-grade entry door from Main Street to each retail space that faces the street.

7.G. Allow on street parking along Main Street within the District.

7.H. Establish sidewalk requirements of a minimum of 8' to provide a wider width within the District for an enhanced pedestrian experience.

**TRADITIONAL AND CITY
CENTER MAIN STREET
DISTRICTS****GOALS:**

- 7. Create a commercial district with a central core intersection that is designed to serve as the heart of the City and support and encourage local businesses (*continued*).**

OBJECTIVES:

7.I. Require street trees to be planted at an appropriate spacing so as not to obscure buildings with a wall of trees.

7.J. Require the use of building materials and elements that complement the historic context on Main Street.

7.K. Require parking lots to be placed in the rear of all buildings within the District. On-street parking will take the place of parking lots in front of buildings.

7.L. Consolidate curb cuts and driveways so that the block face can serve as an enhanced pedestrian area. Align driveways with intersections and driveways across the street.

**RESIDENTIAL BOULEVARD
DISTRICT***GOALS:***8. Strengthen the residential areas along Main Street to continue the historic ambiance of residential near the Traditional Main Street District.**

Generally, the Residential Boulevard District consists of lands located between Porter Lane and Pages Lane within the South Main Street Corridor as more particularly shown on the District Map.

The goal is primarily to enhance the residential component of Main Street that serves as a transition and connection from surrounding residential neighborhoods to the Traditional Main Street District.

OBJECTIVES:

8.A. Continue some elements of the South Main Street Corridor streetscape design into the Residential Boulevard District, including street trees and street lamps.

8.B. Continue sidewalks on both sides of Main Street into the Residential Boulevard District to provide safe walking routes to and from the core area and school. Sidewalk width in the residential section does not need to be as wide as the core commercial areas, but should have a minimum width of 6 feet.

8.C. Orient residential buildings to Main Street on parcels that front on to Main Street to continue the character of the Corridor.

8.D. Establish fencing regulations along Main Street that are consistent with front-yard fencing, allowing only for low, open fencing under 3' in height or low stone walls (2' height). New privacy fencing ought not to be allowed and existing privacy fencing might be phased out using a City incentive program.

8.E. Designate primary crosswalk areas to provide safe walking routes. Make improvements to existing crosswalks. Identify the best location for an additional crosswalk to access the school.

GOALS:

8. Strengthen the residential areas along Main Street to continue the historic ambiance of residential near the Traditional Main Street District. (cont.)

RESIDENTIAL BOULEVARD DISTRICT*OBJECTIVES:*

8.F. Increase the width of the sidewalk (6' minimum) and parking strip (5' minimum, 8' ideal) to provide a safer pedestrian environment.

8.G. Allow and encourage sidewalks from existing residential structures to the sidewalk on Main Street. New residential structures that orient to Main Street shall have a sidewalk connection to the street.

8.H. Minimize curb cuts along the residential district. Garages are to be located back from the street and the front façade of the house. Alley access for garages is recommended.

8.I. When opportunities arise, coordinate and align intersections from the east and west sides of Main Street for streets and pathways. Follow a block length of 330' that is compatible with the historic grid of Centerville.

8.J. Allow on-street parking to provide a buffer between traffic and the sidewalk.

**NORTH GATEWAY & PAGES
LANE MIXED USE DISTRICTS***GOALS:***9. Create opportunities for
Traditional
Neighborhood
development patterns.**

Generally, the Mixed-Use Districts consists of lands located either on the southeast corner of the Pages Lane and Main Street or on the northwest corner of Parrish Lane and Main Street intersections within the South Main Street Corridor as more particularly shown on the District Map.

The goal is primarily to create mixed-use nodes using a combination of commercial, office, and residential uses that will serve as transition area between existing commercial and residential neighborhoods and enhance pedestrian connections.

OBJECTIVES:

9.A. Continue sidewalks from the Main Street corridor to the mixed-use node areas (southeast corner of the Main Street and Pages Lane intersection; north side of the Parrish Lane and Main Street intersection).

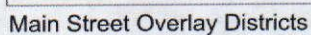
9.B. Establish a front setback range of 0' minimum to 15' maximum to have buildings address the street.

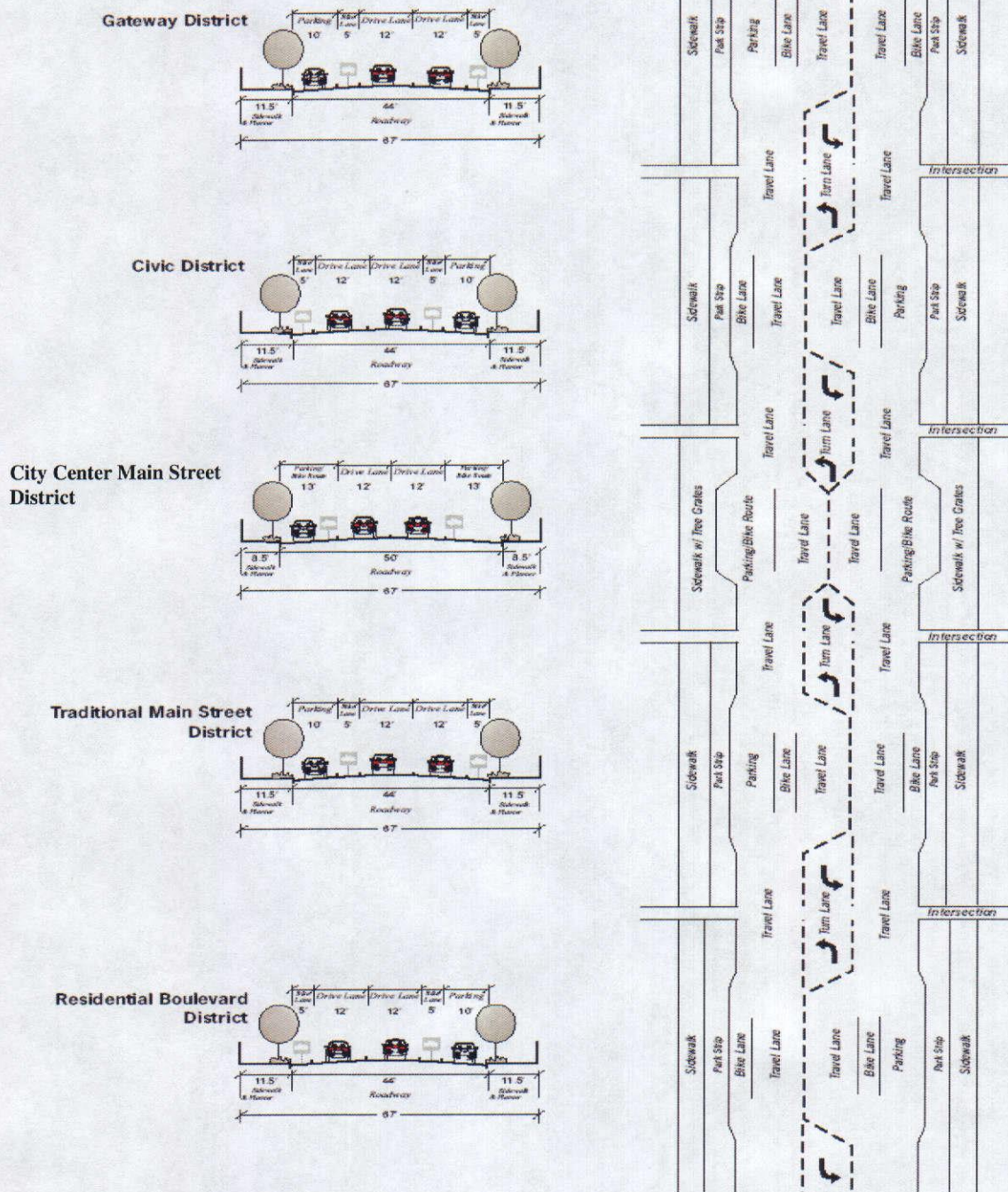
9.C. Establish a maximum height of 35' to allow for buildings of up to three stories to be located within the Mixed-use District.

9.D. Create and enhance pedestrian connections to the other areas along the Main Street Corridor through the use of sidewalks and streetscape enhancements.

9.E. Orient buildings to the street, with functional entry doors from the street.

9.F. Utilize an urban streetscape pattern, with plazas, gallerias, and wide sidewalks to enhance the pedestrian experience within the mixed-use area.





Street X-Sections

South Main Street Corridor

SOUTH MAIN STREET CORRIDOR ROADWAY DESIGN (BY DISTRICTS)

Centerville Main Street Right of Way (ROW) = 67 feet (approx. one foot from back of current sidewalk)

Option 1: ROW with turn lanes at intersections; bike lanes; Width of travel lanes can function as a shared transit lane; width of parking adjusted for transit											
District	Sidewalk Zone		Roadway Zone							Sidewalk Zone	
	West Sidewalk	Park Strip	West Parking	Bike Lane	Travel Lane	Center Lane	Travel Lane	Bike Lane	Parking	East Park Strip	East Sidewalk
Gateway	7	4.5	10	5	12		12	5		4.5	7
alternate side of on-street parking by block											
Civic	7	4.5		5	12		12	5	10	4.5	7
alternate side of on-street parking by block											
City Center	8.5		13		12		12		13		8.5
Traditional Main Street	7	4.5	10	5	12		12	5		4.5	7
alternate side of on-street parking by block											
Residential Boulevard	6	5.5		5	12		12	5	10	5.5	6
alternate side of on-street parking by block											
TOD	8.5		13		12		12		13		8.5
Total											67

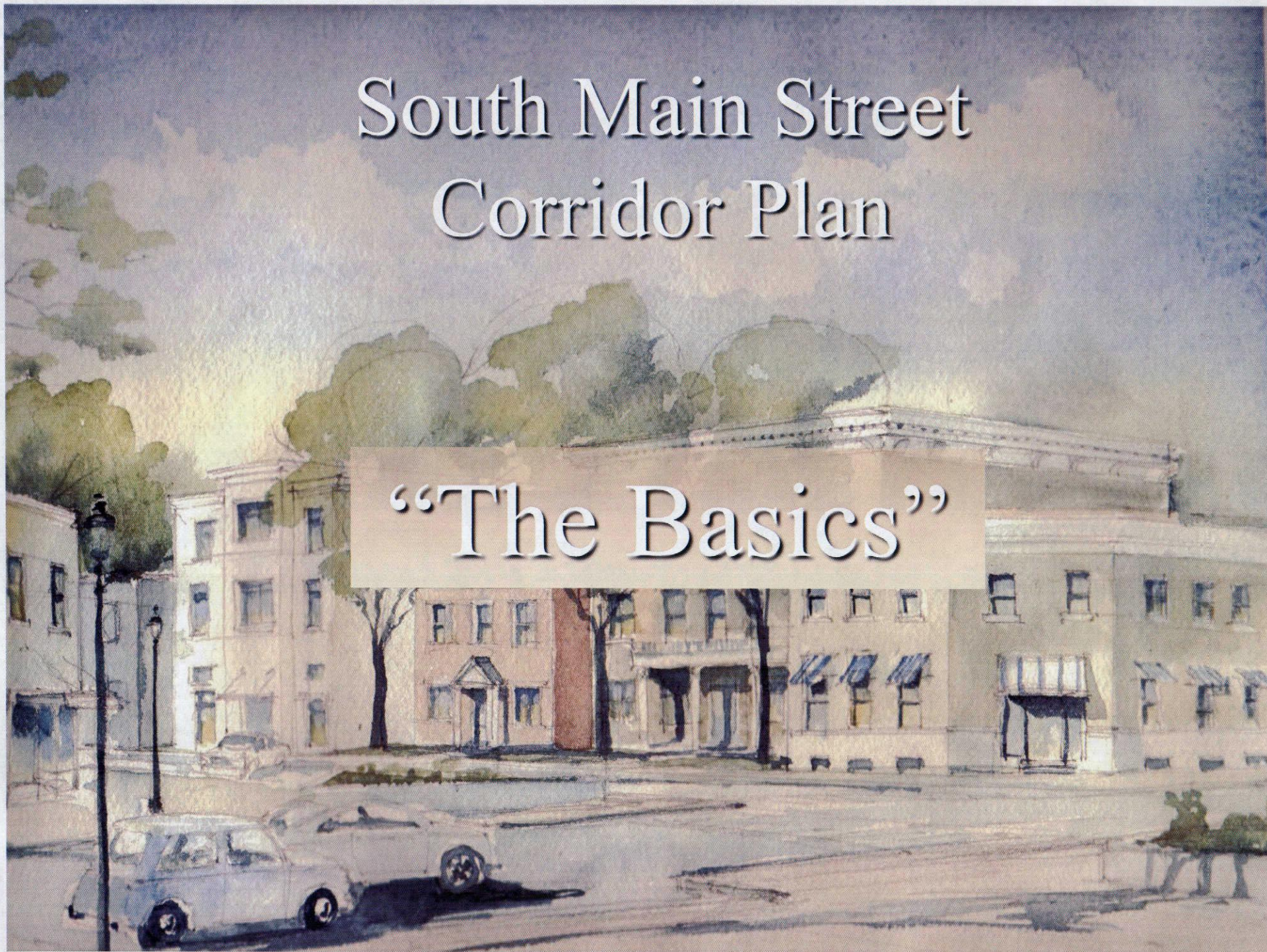
Option 1: Intersections Only: Turn lane; bike lane & parking removed; bulb outs part of park strip; Width of travel lanes can function as a shared transit lane											
District	Sidewalk Zone		Roadway Zone							Sidewalk Zone	
	West Sidewalk	Park Strip & Bulb Out	West Parking	Bike Lane	Travel Lane	Center Lane	Travel Lane	Bike Lane	Parking	East Park Strip & Bulb Out	East Sidewalk
Gateway	7	6			15	11	15			6	7
Civic	7	6			15	11	15			6	7
City Center	8.5	4.5			15	11	15			4.5	8.5
Traditional Main Street	7	6			15	11	15			6	7
Residential Boulevard	6	7			15	11	15			7	6
TOD	8.5	4.5			15	11	15			4.5	8.5
Total											67

Option 2: ROW with a Center Lane; Width of center lane can function as a shared transit lane											
District	Sidewalk Zone		Roadway Zone							Sidewalk Zone	
	West Sidewalk	Park Strip	West Parking	Bike Lane	Travel Lane	Center Lane	Travel Lane	Bike Lane	Parking	East Park Strip	East Sidewalk
Gateway	7.5	5			15	12	15			5	7.5
Civic	7.5	5			15	12	15			5	7.5
City Center	8.5		8		11	12	11		8		8.5
Traditional Main Street	7	4.5	8		12	12	12			4.5	7
alternate side of on-street parking by block											
Residential Boulevard	6	6.5			15	12	15			6.5	6
TOD	8.5		8		11	12	11		8		8.5
Total											67

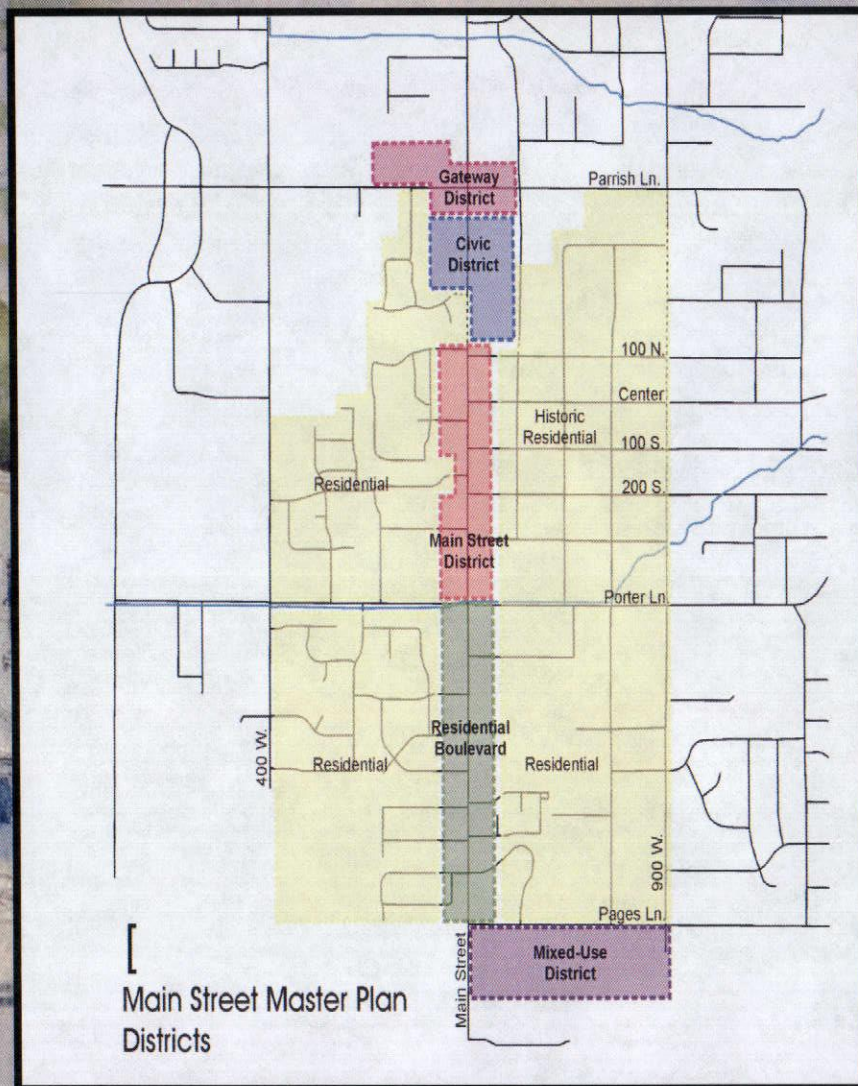
Option 2: Intersections Only: ROW with a Center Lane; Width of center lane can function as a shared transit lane											
District	Sidewalk Zone		Roadway Zone							Sidewalk Zone	
	West Sidewalk	Park Strip & Bulb Out	West Parking	Bike Lane	Travel Lane	Center Lane	Travel Lane	Bike Lane	Parking	East Park Strip & Bulb Out	East Sidewalk
Gateway	7.5	5			15	12	15			5	7.5
Civic	7.5	5			15	12	15			5	7.5
City Center	8	4.5			15	12	15			4.5	8
Traditional Main Street	7	5.5			15	12	15			5.5	7
alternate side of on-street parking by block											
Residential Boulevard	6	6.5			15	12	15			6.5	6
TOD	8.5	4			15	12	15			4	8.5
Total											67

South Main Street Corridor Plan

“The Basics”



SMSC GENERAL PLAN



Expressed Topics:

Land Use
Mobility
Setting
Built Environment

Sub-Districts:

North Gateway
Civic/Cultural
Traditional/Core
Residential Blvd.
Pages Mixed Use



SMSC OVERLAY PRINCIPLES

- Introduces an Overlay Zone; all underlying zone uses remain active and in place.
- Additional uses are made available to create greater diversity along the corridor.
- The intent is to use building placement to frame the public right-of-way and create an inviting environment for all users of Main Street – people in cars, bike, transit, or on foot.
- Sets basic lot development patterns for building placement by moving the structures closer, in several cases, to the sidewalk, requiring store front entrances and appropriate amounts of glazing, setting minimum heights and stories for buildings, and allows for reduction of parking stalls and landscaping.
- Sets the parameters and scale of individual lots and buildings and encourages smaller or independent development consisting of multiple properties rather than one single large development.
- Using a form-based approach should be easier to utilize and interpret and generally are more enforceable than using a set of design guidelines.



SMSC OVERLAY CORE CODES

- Corridor Regulating Plan
 - Corridor consists of sub-districts
- Building Form & Site Envelope Standards
 - Defines & shapes the public realm
- Off-Street Parking Standards
 - Reduces calculations used
- Landscaping & Screening Standards
 - Reduces amounts required

SMSC SUB-DISTRICTS

Traditional Main Street & Core Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone.

Restaurant, Eatery

Dwelling, Town House, Two-Family, or Multiple (Density 1-4 units per building), as part of a mixed-use development

(2) Conditional Uses:

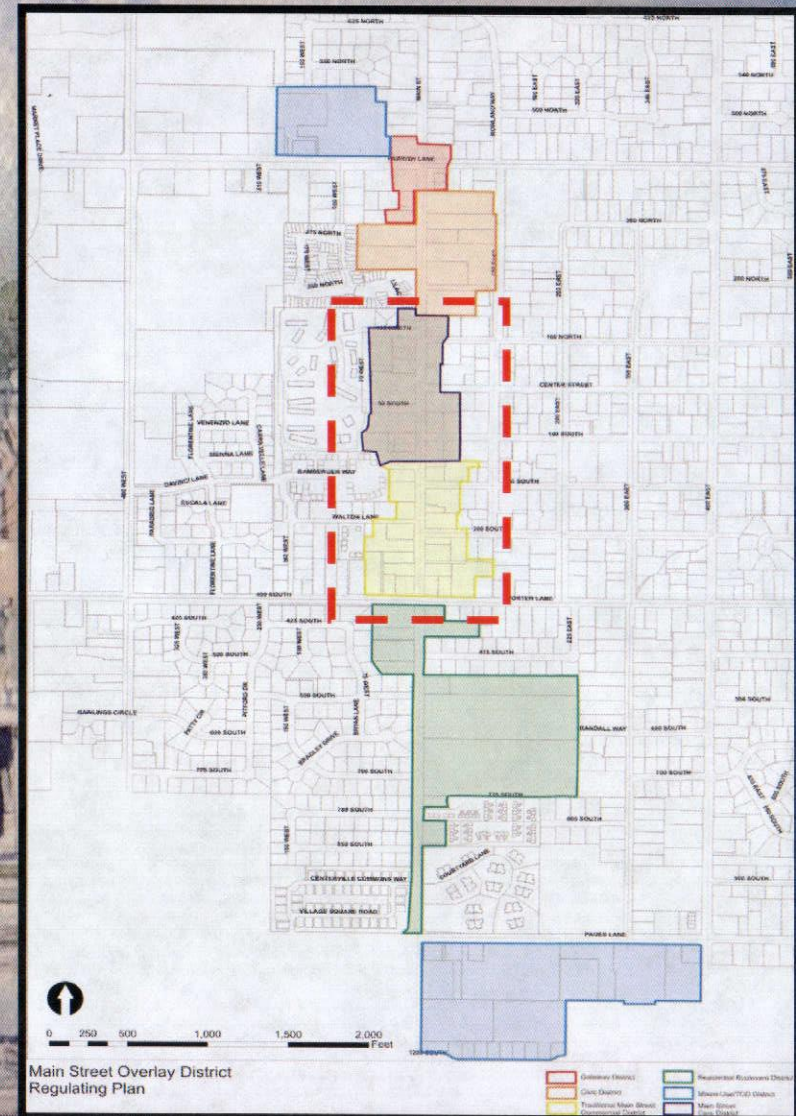
Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone

Dwelling, Townhouse, Two-Family, or Multiple (5-8 units per building), as part of a mixed-use development;

Parking Garage, Public, as part of a mixed-use development

Public Transportation Station

Restaurant, General



SMSC LOT TYPES

Core Area Main Street Lot

Allowed in:

- TOD/Mixed-Use District
- Core Main Street District
- Traditional Main Street District

Building Envelope Specifications:

Height: 2 or 3 stories, 40' maximum
First Floor: 12' clear height
Upper Floor: 8' clear height
Front of Lot: Required Build-To Range (RBR) 0' to 5'
Sides of Lot: 0' to 10' max
Rear of Lot: 15' setback to building
Lot Width: 18' to 120'
Building Frontage: Minimum 80% of lot width
Street Facade: Minimum 75% in the RBR

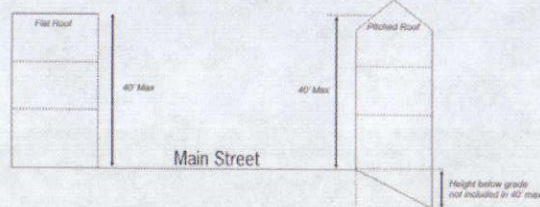
Uses:

- All uses as allowed in underlying zone(s)
- Additional uses as allowed by district

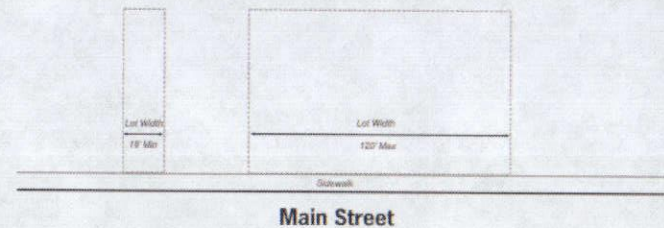


Character Examples

Building Height
(40' from Grade of Main Street)



Lot Width
(18' Min to 120' Max)



Required Build-To Range
(0' to 5' From Back of Sidewalk)



Building Frontage %
(80 to 100% of Lot Width)



% of Building within RBR
(75 to 100%)



Main Street

SMSC OTHER CODES

PARKING STANDARDS

Land Use Type	SMSC Districts	
	Core	All others
Residential Uses	60% of Requirement	75% of Requirement
Public/Civic Uses	50% of Requirement	60% of Requirement
Commercial Uses	40% of Requirement	60% of Requirement

LANDSCAPING & SCREENING

Land Use Type	SMSC Districts	
	Core	All others
Non-Single Family Projects	15% On-Site Requirement	20% On-Site Requirement
Non-Residential Projects	7% On-Site Requirement	9% On-Site Requirement
Mixed Use Projects	7% On-Site Requirement	9% of Requirement
Public Street Landscaping	10 Feet to Parking Areas	15 Feet to Parking Areas
Buffer Landscaping For Mixed Use Projects Only (all others per 12-51)	8 Feet for "M" Zones 15 Feet for "H" and "VH" Zones	10 feet for "M" Zones 20 Feet for "H" and "VH" Zones

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 9.

Short Title: Fencing on pedestrian bridge and along north side of Parrish Lane

Initiated By:

Scheduled Time: 8:40

SUBJECT

- a. Betterment Agreement with UDOT
- b. Maintenance Agreement with UDOT

RECOMMENDATION

Approve two agreements between the City and UDOT: a) Betterment Agreement providing for the installation of upgraded fencing on the I-15 pedestrian bridge and along the north side of Parrish Lane--conditioned upon approval of funding by the RDA; and b) Maintenance Agreement relating to the long-term maintenance responsibility for the improvements in the Betterment Agreement.

BACKGROUND

These two agreements are being prepared by UDOT and have not yet been received by City staff, but are anticipated by Tuesday night's meeting. UDOT has requested approval in the March 17 meeting to meet the contractor's schedule. The Betterment Agreement will include a cost estimate, which staff expect to be similar to what was seen earlier (approximately \$107,000) except for the additional cost of \$3429 for stronger fence anchoring recommended by the City Engineer. This would be within the funding range set earlier by the RDA Board.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 10.

Short Title: Financial Report for 8-month period ending February 28, 2015

Initiated By: Blaine Lutz, Finance Director/Assistant City Manager

Scheduled Time: 8:50

SUBJECT

RECOMMENDATION

BACKGROUND

Blaine Lutz prepared the attached financial report.

ATTACHMENTS:

Description

- Interim financial report 2/15

**General Fund
Unaudited Summary
February 2015**

	This Month	Year to Date	FY 15 Budget	67% % Budget
Revenues				
Property Tax	\$33,526	\$1,000,667	\$1,006,835	99.39%
Fee in Lieu	\$6,662	\$58,387	\$93,000	62.78%
Sales & Use Tax	\$374,581	\$2,374,407	\$3,662,000	64.84%
Franchise Taxes	\$129,836	\$712,100	\$1,330,000	53.54%
Licenses & Permits	\$3,815	\$181,010	\$356,350	50.80%
Intergovernmental	\$7,500	\$366,476	\$517,825	70.77%
Charges for Services	\$89,362	\$553,617	\$916,175	60.43%
Fines	\$22,793	\$344,416	\$492,000	70.00%
Miscellaneous	\$2,440	\$14,323	\$50,750	28.22%
Transfers/Contributions	\$1,035	\$20,495	\$154,500	13.27%
Total	\$671,550	\$5,625,898	\$8,579,435	65.57%
Expenditures				
City Council	\$4,217	\$54,735	\$109,617	49.93%
Judicial	\$15,942	\$142,128	\$216,568	65.63%
Executive	\$32,368	\$270,607	\$387,113	69.90%
Attorney	\$11,060	\$98,458	\$151,565	64.96%
Finance	\$36,047	\$363,486	\$510,478	71.21%
Attorney Services	\$472	\$14,681	\$33,000	44.49%
Emergency Management	\$100	\$7,575	\$10,000	75.75%
Fire	\$0	\$616,450	\$822,340	74.96%
Elections	\$0	\$0	\$0	0.00%
Youth Council	\$224	\$6,363	\$7,000	90.90%
Police	\$186,487	\$1,536,252	\$2,318,757	66.25%
Liquor Law	\$1,373	\$5,177	\$19,650	26.35%
School Xing	\$5,781	\$35,019	\$54,650	64.08%
DARE	\$5,620	\$45,446	\$103,830	43.77%
K-9	\$818	\$954	\$7,250	13.16%
Animal Control	\$0	\$10,939	\$22,000	49.72%
PW Admin	\$23,988	\$199,063	\$288,584	68.98%
Streets	\$46,550	\$407,028	\$686,709	59.27%
Street Projects	\$17,703	\$390,983	\$750,000	52.13%
GIS	\$10,264	\$68,169	\$96,988	70.29%
Engineering	\$12,585	\$107,182	\$86,500	123.91%
Parks	\$34,473	\$521,361	\$813,541	64.09%
Community Events	\$2,160	\$3,751	\$43,650	8.59%
Parks & Rec Facility	\$1,121	\$5,649	\$10,526	53.67%
Maint Facility	\$2,435	\$30,140	\$36,500	82.58%
Maint Facility Storage	\$1,368	\$3,932	\$6,160	63.83%
City Hall	\$14,915	\$110,380	\$184,110	59.95%
Community Dev.	\$30,471	\$167,834	\$293,873	57.11%
Building Inspection	\$4,187	\$37,399	\$120,400	31.06%
Transfers - Non Dep.	\$0	\$39,000	\$180,360	21.62%
UTOPIA -Pledges	\$37,081	\$259,567	\$274,876	94.43%
UIA Assessment	\$0	\$20,840	\$20,840	0.00%
Total	\$539,810	\$5,580,548	\$8,667,435	64.39%

Use/Contribution to Fund balance \$ 45,350 \$ (88,000)
(Revenues Over/Under Expenditures)

Fund Balance at Beginning of Year \$1,317,015
Fund Balance estimate 2/28/2015 \$1,362,365
Projected Fund Balance % 17.23%

Capital Projects Unaudited Summary February 2015

	This Month	Year to Date	FY 15 Budget	^{67%} % Budget
<u>Capital Improvement</u>				
Storm Drain				
<u>Revenues:</u>				
Fund Balance			\$51,283	
Impact Fees	\$0	\$1,790	\$25,000	7.16%
Grants	\$0	\$0	\$0	0.00%
Other	\$75	\$663	\$75	884.00%
Total Revenues	\$75	\$2,453	\$76,358	3.21%
Expenditures	\$691	\$10,044	\$226,358	4.44%
Fund Balance at Beginning of Year		\$57,649		
Fund Balance estimate 2/28/2015		\$50,058		
Park				
<u>Revenues:</u>				
Fund Balance			\$263,461	
Impact Fees	\$0	\$12,342	\$75,000	16.46%
Transfer	\$0	\$0	\$0	0.00%
Grants	\$0	\$0	\$0	0.00%
Other	\$0	\$0	\$400	0.00%
Total Revenues	\$0	\$12,342	\$338,861	16.37%
Expenditures	\$83,956	\$382,060	\$338,861	112.75%
Fund Balance at Beginning of Year (est.)		\$336,463		
Fund Balance estimate 2/28/2015		-\$33,255		
Capital Projects Fund				
<u>Revenues:</u>				
Fund Balance				
Transfers - General	\$37,081	\$259,567	\$274,876	94.43%
RDA additional increment	\$0	\$0	\$160,000	0.00%
Other	\$0	\$0	\$100	0.00%
Total Revenues	\$37,081	\$259,567	\$434,976	59.67%
<u>Expenditures</u>				
UTOPIA Pledge	\$37,081	\$259,567	\$444,976	58.33%
Projects			\$0	0.00%
Total Expenditures	\$37,081	\$259,567	\$444,976	58.33%
Balance at Beginning of Year		\$42,496		
Fund Balance estimate 2/28/2015		\$42,496		

RDA/Special Revenue Unaudited Summary February 2015
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	This Month	Year to Date	FY 15 Budget	^{67%} % Budget
<u>RDA</u>				
Revenues	\$206,745	\$518,390	\$1,847,000	28.07%
Expenditures	\$12,990	\$67,314	\$1,847,000	3.64%
Fund Balance at Beginning of Year		\$260,978		
Fund Balance estimate 2/28/2015		\$712,054		

Recreation

<u>Revenues</u>				
Recreation	\$10,670	\$33,413	\$87,000	38.41%
Youth Baseball	\$8,730	\$15,660	\$31,000	50.52%
Concession Sales	\$0	\$0	\$23,635	0.00%
Other	\$0	\$130	\$39,000	0.33%
Total Revenues	\$19,400	\$49,203	\$180,635	27.24%

<u>Expenditures</u>				
Recreation	\$10,670	\$62,610	\$127,320	49.18%
Concessions	\$0	\$649	\$23,635	2.75%
Youth Baseball/Softball	\$0	\$10,273	\$28,425	36.14%
Total Expenditures	\$10,670	\$73,532	\$179,380	40.99%

Revenue Over/Under Expend \$ 8,730 \$ (24,329) \$ 1,255

Balance at Beginning of Year (est.) \$22,088
Fund Balance estimate 2/28/2015 -\$2,241

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		\$44,828		
Fund Balance estimate 2/28/2015		\$0		

Whitaker Trust

Beginning fund balance			\$24,679	
Revenues	\$0	\$2,103	\$33,460	6.29%
Expenditures	\$2,092	\$16,405	\$52,214	31.42%
Fund Balance at Beginning of Year		\$24,565		
Fund Balance estimate 2/28/2015		\$10,263		

Enterprise Funds Unaudited Summary February 2015

	This Month	Year to Date	FY 15 Budget	67% % Budget
Water				
Revenues:				
Impact/construction Fees	\$0	\$35,401	\$230,000	15.39%
Water Sales	\$150,586	\$1,271,413	\$1,861,500	68.30%
Bond Revenue	\$0	\$0	\$468,000	0.00%
Other	\$0	\$47,218	\$66,500	71.00%
Total Revenues	\$150,586	\$1,354,032	\$2,626,000	51.56%
Expenditures				
Operating/Dep/Debt	\$121,806	\$866,531	\$1,935,345	44.77%
Capital Improvement	\$39,465	\$458,084	\$740,130	61.89%
Total Expenditures	\$161,271	\$1,324,615	\$2,675,475	49.51%
Unrestricted Cash Beginning of Year		\$1,520,844		
Fund Balance estimate 2/28/2015		\$1,550,261		

Sanitation

Revenues:				
Collection Fees	\$57,543	\$461,779	\$697,400	66.21%
Recycling fees	\$14,467	\$115,795	\$167,885	68.97%
Green Waste fees	\$7,146	\$57,340	\$80,000	71.68%
Other	\$210	\$910	\$7,470	12.18%
Total Revenues	\$79,366	\$635,824	\$952,755	66.74%
Expenditures:				
Disposal	\$27,952	\$196,509	\$311,000	63.19%
Collection	\$22,543	\$166,749	\$268,000	62.22%
Recycling	\$14,461	\$101,298	\$164,000	61.77%
Green Waste Disposal	\$2,996	\$21,049	\$33,000	63.78%
Other	\$7,642	\$76,383	\$185,325	41.22%
Total Expenditures	\$75,594	\$561,988	\$961,325	58.46%
Unrestricted Cash Beginning of Year		\$20,170		
Fund Balance estimate 2/28/2015		\$94,006		

Drainage

Revenues	\$48,991	\$389,057	\$594,100	65.49%
Operating Expenditures	\$49,574	\$265,658	\$648,054	40.99%
Capital Expenditures	\$156,198	\$170,786	\$7,600	2247.18%
Total Expenditures	\$205,772	\$436,444	\$655,654	66.57%
Unrestricted Cash Beginning of Year		\$387,083		
Fund Balance estimate 2/28/2015		\$339,696		

Telecommunications

Revenues:				
Connection Fees	\$17,370	\$171,226	\$275,000	62.26%
Transfers - GF	\$0	\$20,840	\$20,840	100.00%
Total Revenues	\$17,370	\$192,066	\$295,840	64.92%
Expenditures:				
Utility Service charges	\$17,296	\$110,357	\$261,250	42.24%
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	\$177,284	\$337,513	52.53%
Unrestricted Cash Beginning of Year		\$2,588		
Fund Balance estimate 2/28/2015		\$17,370		

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 11.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 9:00

SUBJECT

a. Legislative update

RECOMMENDATION

BACKGROUND

Mayor Cutler may report on some of the bills passed in the 2015 Legislative Session affecting municipalities. He may also report on other matters not showing on the agenda.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 12.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:10

SUBJECT

- a. I-15 South Davis Project update
- b. Traffic signal at 1250 West/Parrish Lane intersection

RECOMMENDATION

Allow the City Manager to report on topics of current interest affecting the City.

BACKGROUND

The City Manager will provide an update of the I-15 South Davis Project, including the anticipated night-time pile-driving that will occur later in March. He will also report on the recent good news that UDOT has decided to proceed with the installation of traffic signals at 1250 West/Parrish Lane based on a recent on-site study of current conditions.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 13.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:20

SUBJECT

- a. Utah League of Cities and Towns Mid-Year Conference in St. George, April 8-10, 2015
- b. Deadline for reviewing newsletter draft

RECOMMENDATION

- a. Elected officials planning to go to the conference in St. George should immediately contact Marsha and ask her to book hotel rooms. Then they should submit their registration info to Marsha by April 3.
- b. Allow staff to distribute the newsletter draft (if available) and note the deadline for review comments.

BACKGROUND

- a. The annual ULCT Mid-Year Conference in St. George is April 8 - 10. If you plan on attending, please turn in your registration to Marsha no later than Friday, April 3 so that all the registrations can be turned in together before the deadline. Each Council member should have received a registration form in the mail. It has been included again in this packet. Conference information is also available on the League's website: www.ulct.org.
- b. The next City newsletter is targeted for distribution by April 1.

ATTACHMENTS:

Description

- ☐ ULCT Mid-Year Conference Agenda/Registration



UTAH LEAGUE OF CITIES AND TOWNS

The Leadership Effect

2015 MIDYEAR
CONVENTION

APRIL 8-10, 2015

ROYAL CENTER, ST. GEORGE, UTAH



UTAH LEAGUE OF CITIES AND TOWNS



Wednesday Evening Ice Cream Social

Enjoy light desserts and mingle with your colleagues at our traditional ice cream social. Join us in the exhibit hall and pick up your registration packet early.

Business Session and Legislative Recap Thursday Morning

After the 2015 legislative session is in the history books the forthcoming changes will affect the residents of our cities and towns. Find out what you, as municipal leaders, need to know from ULCT's Ken Bullock, Cameron Diehl, Nick Jarvis, Brandon Smith, Roger Tew, Doug Macdonald and Jodi Hoffman. We'll also discuss the future of Utah's cities and towns and how we must plan for growth and change.

Thursday Evening Meet and Greet

Chris Bray, CEO of the Utah Nonprofits Association, and other members of UNA will teach us about the important work of the nonprofit sector and its influence and impact across Utah. Afterwards, enjoy an engaging networking opportunity for officials and charitable organizations to identify ways to solve complex community challenges by working together.



Springtime Cycling: Group Bicycle Ride Friday Morning

Join us for a group ride at 7:30 am or take a ride at your leisure anytime Friday before the conference ends. Bikes will be available from 7 am to 1 pm. Bike and helmet rental and snack pack: \$45 (Reserve early for your choice of bike type and size).



Wes Moore

Acclaimed Author, Veteran, and Advocate for the Youth

Featured by *USA Today*, *Time Magazine*, *People Magazine*, *Meet the Press*, *The Colbert Report*, *MSNBC* and *NPR*, among many other media outlets.

Wes Moore shares his amazing life story about a support network that refused to let him fall into crime and drugs. He will tell the tale of two kids with the same name living in the same decaying city. One grew up to be a Rhodes Scholar and White House Fellow after serving in the prestigious 82nd Airborne Division of the US Army.

The other is currently serving a life sentence for killing a police officer during an armed robbery. Burning with curiosity as to why he and another "Wes Moore" became so radically different, he discovered what draws the line between success and failure in our communities.

Follow Wes on Twitter: [wesmoore1](#) and Facebook: [www.facebook.com/IamWesMoore](#). See More at [WesMoore.com](#)



Commander Kirk Lippold, USN (Ret.)

USS Cole Commanding Officer (1999-2001)

Commander Kirk Lippold knows what it takes to create a foundation for successful leadership... one that prepares teams to rise to any challenge they may face.

In 2000, when the USS Cole was attacked by Al-Qaeda terrorists in the port of Aden, Yemen, Cmn. Lippold and his crew distinguished themselves by saving the American warship from sinking in the face of one of the most brazen acts of terrorism prior to September 11, 2001.

Lippold shows how the difference between team success and failure lies in the instinctive principles that are ingrained through training and guide people to action. Based on the leadership standards he instilled in his crew leading up to that historic day, Lippold has developed the "Five Pillars of Leadership" that construct a framework for getting the most from your workforce: integrity, vision, personal responsibility and accountability, trust, and professional competence.



UTAH LEAGUE OF CITIES AND TOWNS

2015

MIDYEAR
CONVENTION

APRIL 8-10, 2015

TENATIVE AGENDA (times and topics may vary slightly)

Auxiliary Agenda

Thursday

Take a brisk walk up the Ivan's hillside to view some of the amazing petroglyphs of Anasazi Ridge. Then stroll through the Coyote Gulch Art village in the Kayenta Community. The village is an enclave of art galleries, studios, and gift shops. Speak to local artists and see their fine art and photography. Then gather for lunch at Xetava Gardens Café. Following lunch and the gallery stroll, we'll tour the Kayenta model home and learn about the building standards that have created such a unique community.

Friday

You may choose to enjoy a morning bike ride at your leisure (bike and helmet \$45). Then we'll be at the Dixie Center learning how to organize our closets and homes. This will be followed by the international closing buffet for lunch.

WEDNESDAY, APRIL 8

5:00 pm ~ 7:00 pm **EARLY REGISTRATION AND ICE CREAM SOCIAL**
6:00 pm ~ 7:30 pm **GENERAL SESSION**
Dave Church, *ULCT General Counsel, Land Use Questions & Answers*

THURSDAY, APRIL 9

7:00 am ~ 7:50 am **CONTINENTAL BREAKFAST**
8:00 am ~ 8:50 am **CONCURRENT WORKSHOPS**
Ken Wallentine, *Body-Worn Cameras in Law Enforcement*
Brian Peterson, *Financial Benefits of Outdoor Recreation*
Lisa Wolf, *Community Programs*
Wildfire Mitigation
9:00 am ~ 11:15 am **BUSINESS SESSION AND LEGISLATIVE UPDATE**
11:30 am ~ 12:30 pm **KEYNOTE SPEAKER**
Wes Moore, *Transformational Leadership: Evolve, Attract, Inspire*
12:30 pm ~ 1:20 pm **LUNCH**
1:30 pm ~ 2:20 pm **CONCURRENT WORKSHOPS**
Chris Thomas and John Mason, *Managing Public Perception*
Lisa Hahn Baskin, *Initiatives and Preferences: Healthy Communities*
Sales Tax Forecasting
2:40 pm ~ 3:50 pm **CONCURRENT WORKSHOPS**
Continuation: *Radical Controversy*
Brian Bateman, *Legislative Administrative Decision*
Procedural Justice: How to be Fair and be Perceived as Fair in Decision Making
3:40 pm ~ 4:20 pm **CONCURRENT WORKSHOPS**
Daniel Morla, *Lessons and Strategies Learned in West Valley City Land Use Legislation*
CyberSecurity
3:40 pm ~ 6:00 pm **Utah Non-Profit Association Reception and Presentation**
6:00 pm ~ 7:00 pm **DINNER**
7:00 pm ~ 8:30 pm **ENTERTAINMENT**

FRIDAY, APRIL 10

7:00 am ~ 8:00 am **CONTINENTAL BREAKFAST**
7:30 am ~ 8:30 am **SPONSORING CYCLE HOME**
8:00 am ~ 9:00 am **CONCURRENT WORKSHOPS**
Patell's Role in Revitalization
David Church, *Open and Public Meetings Act*
9:00 am ~ 9:50 am **CONCURRENT WORKSHOPS**
Utah ShakeOut: *Preparing for Natural Disasters: Mutual Aid for Public Works*
The New Age of Parks and Recreation Insurance: A Real Life 2 hrs
Good Landlord Policy
10:10 am ~ 11:00 am **CONCURRENT WORKSHOPS**
JoAnne Blantz-Matthews, *Special Contracts*
Don Allrecht, *Economy of Small Cities and Towns*
11:00 am ~ 12:00 pm **GENERAL SESSION**
Commander Kirk Landolt, *USA: Meet, Feel, Policy of Leadership*
12:00 pm ~ 1:00 pm **CLOSING LUNCH BUFFET**



UTAH LEAGUE OF CITIES AND TOWNS

2015 MIDYEAR CONVENTION

APRIL 8-10, 2015
REGISTRATION FORM

(PLEASE TYPE OR PRINT CLEARLY)

City/Town/Agency/Business Phone Number Email Address

Delegate Name Position

This will be my first time attending ☐ Yes ☐ No

Address City Zip

Partner's Name (Spouse or guest who would like to attend the Auxiliary program and tour)

Person Completing Form Phone Number Email Address

REGISTRATION FEES Delegate and partner registration fees include all meals, breaks, and workshops.

PLEASE CHECK APPROPRIATE BOXES

	OFFICIALS FROM MEMBER CITY OR TOWN	OTHER GOVERNMENT	PRIVATE SECTOR
FULL REGISTRATION	☐ \$265	☐ \$330	☐ \$400

BICYCLE RENTAL (Friday 7am-1pm) ☐ \$ 45 ☐ \$ 45
Bike, helmet, and snack pack included. Bikes are limited—contact ULCT for bike size and style preference

PARTNER REGISTRATION (AUXILIARY PROGRAM) ☐ \$185 ☐ \$210

- ☐ Please check for non-meat meals.
- ☐ In compliance with ADA, arrangements can be made for those with special needs.
Please check this box if you need special assistance.

EXTRA TICKETS AVAILABLE FOR NON-REGISTERED GUESTS

		QUANTITY	TOTAL
THURSDAY lunch	\$ 30	_____	_____
THURSDAY dinner and concert	\$ 40	_____	_____
FRIDAY lunch	\$ 30	_____	_____

TOTALS

DELEGATE registration fee	\$ + _____
PARTNER registration fee	\$ + _____
EXTRA TICKETS—TOTAL AMOUNT	\$ + _____
\$10.00 Less without THURSDAY dinner	\$ - _____
\$20.00 Late fee (received after April 4)	\$ + _____
TOTAL AMOUNT DUE	\$ _____

REGISTRATION DEADLINE:

APRIL 3, 2015

Register online at www.ulct.org
or mail or fax registration form
with payment to:

UTAH LEAGUE OF CITIES AND TOWNS
50 South 600 East, Suite 150
Salt Lake City, UT 84102
Fax: (801) 531-1872

Questions?
Call ULCT at (801) 328-1601
or (800) 852-8528

Cancellation Policy

A fee of \$30 will be assessed for those cancellations made before **APRIL 3, 2015**. Cancellations must be either faxed or mailed in writing and received before the deadline. No refunds will be made for "no shows" or cancellations made after the **APRIL 3** deadline.

Paying by (please check one): ☐ Cash ☐ Check

CREDIT CARD ☐ Visa ☐ MasterCard ☐ American Express

Credit Card Number Expiration Date

Name (as it appears on card) Signature



Utah League of Cities and Towns

50 South 600 East, Suite 150

Salt Lake City, Utah 84102

PHONE 581-2222 FAX 581-2223

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BUILDING AMERICA

HOTEL INFORMATION

The following hotels are holding rooms for those attending ULCT Midyear Convention:

Hilton Garden Inn | 1741 South 1000 East | Salt Lake City | 801-466-1111
Crystal Inn | 141 South 1000 East | Salt Lake City | 801-466-1111

Recommended Hotels: (request government rate)

Clarion Suites | 1001 South Main Street | Salt Lake City | 801-466-1111
Best Western Abbey Inn | 1001 South Main Street | Salt Lake City | 801-466-1111

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 14.

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: 9:30

SUBJECT

RECOMMENDATION

Staff are not aware of a need for a closed meeting, but the agenda allows for that possibility.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 15.

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

Initiated By:

Scheduled Time: 9:30

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No. 16.

Short Title: Adjourn to RDA meeting

Initiated By:

Scheduled Time: 9:30

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
3/17/2015**

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

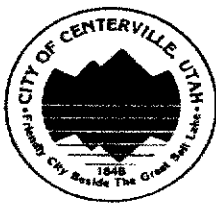
RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ Monthly Building Report for February 2015
- ☐ Newspaper article - Clipper - Centerville says no to west side plans
- ☐ Newspaper article - Clipper - Proposed bond: New schools, upgrades part of \$298 million
- ☐ Cable v. Fiber
- ☐ Newspaper article - SL Tribune - Legislature approves 5 cent a gallon gasoline tax hike, local sales-tax vote



Steve Thacker
City Manager

Centerville City Building & Safety Department

655 North 1250 West, Centerville, Utah 84014

Monthly Building Report for February 2015

Construction Type	# of Permits		YTD Structures		Average Home Cost		Construction Valuation	
	Month	YTD	# Units	# Bldgs	Month	YTD	Month	YTD
Single Dwellings	0	2	2	2	-	237,017.00	-	474,034.00
Duplexes / Town Homes	0	0	0	0			-	-
Apartments	0	0	0	0			-	-
Addition/Alteration/Repair	0	2					-	88,883.00
Power/Mech	8	11					-	-
Signage	2	5					10,964.00	24,638.00
Commercial/Tenant Finish	1	6					13,000.00	375,900.00
Detached Structure/Gar	2	3					60,467.00	134,471.00
Demolition	0	0					-	-
Pool	0	0					-	-
Miscellaneous	3	5					44,605.00	59,605.00

Total Permits Issued: 16 Total Permitted Valuation: \$1,000,000.00

Building Permit Related Revenues	Monthly		YTD Comparison	
	February 2015	YTD 2015	February 2014	YTD 2014
BUILDING	2,320.12	13,280.88	4,053.10	14,615.08
PLAN CHECK	442.45	4,192.05	2,068.29	6,770.97
ELECTRICAL	330.00	396.00	66.00	132.00
PLUMBING	-	-	-	-
MECHANICAL	198.00	330.00	66.00	660.00
GRADING	-	-	-	-
STATE SURCHARGE	28.19	139.76	41.86	154.06
WATER DEV	-	2,026.00	-	2,026.00
WATER CONNECTION	-	12,364.00	-	2,997.61
WATER METER	-	430.00	-	195.00
STORM DRAIN	-	-	-	700.00
FIRE IMPACT	-	942.00	-	471.00
PARK IMPACT	-	4,114.00	-	2,057.00
DRIVE APPROACH	-	70.00	-	35.00
BOND	2,000.00	6,000.00	1,000.00	2,000.00
SPECIAL IMP DIST/REC	-	-	-	-
ENGINEERING	-	-	-	500.00
TV INSPECT DRAINS	-	-	-	-
LANDSCAPING BOND	-	-	-	-

[print](#)

Centerville says no to west side plans

by JENNIFFER WARDELL

03.12.15 - 07:00 am

CENTERVILLE - Once again, public outcry has quashed plans for a mixed-use area on the city's west side.

After three public hearing sessions, the Centerville City Council voted 3-2 against a general plan amendment that would have zoned the southwest corner of the city for a mixed-use development. Those who spoke out against the amendment focused mostly on the proposed multi-family housing, the same argument residents had against a mixed-use "urban village" proposed in 2001. The space later went on to house Walmart.

"Over the whole three hearings there were a number of issues, but housing density and the related impacts were the biggest," said Centerville City Manager Steve Thacker. "Traffic was probably mentioned as often as anything else."

The proposed amendment focused on an area on the city's southwest side, located just south of the movie theater and the Legacy Crossing development. The amendment would have re-zoned the largely industrial area as commercial and residential mixed use. The plan would have brought a park to the area, and restricted the expansion of a large factory located in the area. It would also have allowed developers to construct high-density apartment buildings.

West Bountiful residents, whose city borders part of the area, spoke out as much against the amendment as Centerville residents. The West Bountiful City Council even stepped in at one point, sending a letter to the Centerville City Council.

"A few people spoke out in support (of the amendment) at the hearings, but nearly all of them spoke against," said Thacker.

Residents spoke out equally strongly about the "urban village" development, which the city and Envision Utah began planning back in 1999. The issue became significant enough that former Centerville Mayor Michael Deamer won the 2001 election on an "anti-village" ticket, which died a quiet death soon after.

The property kept its original zoning, which allowed for high-density commercial property. Because of this, the property owner was free to later sell the space to Walmart.

"I've come to terms with the fact that Walmart's here," Centerville resident Tamilyn Fillmore told the Clipper in 2007. "But it's so heartbreaking to think we had the bird in hand and threw it out the window."

The current city council hasn't yet abandoned the possibility of doing something with the area, however. Though nothing has been formalized, the council has scheduled a discussion with the city's planning commission during their March

17 work session.

“There was discussion about whether (the city council) should step back, not do anything, and see what the property owners would put forth,” said Thacker. “But I think they decided if they did that, it would be fragmented and not a well-planned, cohesive area. They’re going to start over again and see if there’s another land-use plan that would be acceptable.”

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[print](#)

Proposed bond: New schools, upgrades part of \$298 million

by LOUISE R. SHAW

03.11.15 - 11:05 am

FARMINGTON – Davis County voters may be asked to approve a \$298 million bond to pay for construction of new schools and remodeling or upgrading at older ones.

Members of the Davis School District Board of Education were presented a list of improvements and asked to consider taking the proposal to voters in November.

The biggest ticket item on the list is a high school planned for property already owned by the district in Farmington. Construction is expected to cost \$80 million.

Another \$40 million is on the list to fund a junior high, likely in the Kaysville area. In addition, three new or rebuilt elementary schools would be paid for in the bond, averaging almost \$20 million each.

If approved, the impact of the measure to a Davis County taxpayer with a \$252,000 home could reach \$11.29 a year, according to figures provided by Tim Leffel, finance director. For a business, it could reach \$20.41 per year, based on 2 to 3 percent growth and a 1 percent increase in interest rates.

A major component, according to district staff, is that the tax rate not be fixed at a certain number as it has been in the past, but be allowed to float to adjust to assessed valuations. That way the exact amount needed to pay for the bond each year comes in to the district each year.

“Typically the rate floats to make payments,” said Leffel, but because of a promise made by the board in 1995, it has stayed at .002571 despite swings in the economy.

As a result, the district has at times had large surpluses in the bond repayment fund over the past five years. At other times, they’ve had to take as much as \$5 million out of their capital fund to pay down the debt.

Julie Tanner, a board member, questioned staff about the amount of debt the district already has.

Leffel responded that the district has \$450 million of debt and pays \$45 million annually towards that debt.

Craig Carter, business administrator, said new debt is taken on as old debt expires, “in order to minimize the impact to the taxpayer. So basically, it stays flat.”

“We’re a growing district, so we have to build buildings,” he said.

Tanner questioned having a budget of \$550 million and debt of \$450 million. She also passed along concerns she’d heard from parents of Viewmont High students, that a new school in Farmington might affect student morale if half of the students go there and half are left behind at an older school.

The district’s proposed list for the bond includes \$10 million to remodel Viewmont High. Tanner asked if a high school could be built for \$65 million rather than \$80 million to be “more equitable.”

District leaders said a smaller budget would mean building a smaller school, which might require that another school be built in the future. To many families and students, staying at the traditional school, even if older, has value, said Superintendent Bryan Bowles.

“People are very loyal to tradition,” he said. “That doesn’t mean we should shortchange them.”

The numbers proposed in the bond reflect \$140 million for new schools. The rest – \$158 million – is for remodeling and upgrading of existing schools. That includes \$52 million in “non-major” improvements, which would add air conditioning to some schools, replace asphalt in others and provide \$25 million for renovations to schools found to be most in need.

Bryan Turner, director of architecture and new construction, and Gary Payne, facilities administrator, introduced the board to an extensive spreadsheet that details needs for each building in multiple categories and showed how needs are prioritized.

A decision by the board on whether to proceed with the bond request isn’t required until 90 days before the election, some time in early August.

Segment of 2009 bond approved for sale

FARMINGTON – In order to fund construction of two more elementary schools in Davis School District, the Board of Education approved the issuance of a \$43 million bond and is inviting public comment over the next 30 days before the actual sale takes place.

Besides the schools, which are planned for west Kaysville and west Farmington, the funds will pay for continued remodeling at Millcreek Junior High and improvements at other schools.

The \$43 million is part of a \$250 million bond measure approved by voters in 2009. Bonds are sold over time rather than all at once, as needed for construction and as economic conditions allow. Comment is being accepted at the district website, davis.k12.ut.us.

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Comparing Cable And Fiber Networks

Fiber networks are capable of sustained, symmetrical 100 Mbps service that cable networks cannot match.

By Andrew Afflerbach, Matthew DeHaven, Marc Schulhof and Eric Wirth / *CTC Technology & Energy*

Cable broadband technology is currently the primary means of providing broadband data service to homes and businesses in most of the United States. Hybrid fiber-coaxial (HFC) cable networks will be the main pathway for broadband communications for most homes and businesses for the foreseeable future because of their ubiquity in populated areas and their inherently greater capacity than commercial wireless solutions and copper telephone lines (the medium underlying DSL service).

However, cable networks face significant and costly challenges to achieve the performance, capability and scalability afforded by fiber-to-the-premises (FTTP) networks.

Though cable operators widely offer download speeds of “up to 150 Mbps” over their HFC networks, they are unable to support these speeds on a sustained basis for a large percentage of customers simultaneously without significant upgrades to their networks. On the other hand, most current FTTP deployments can provide sustained speeds ranging from 100 Mbps to 1,000 Mbps at one time, to all customers, with the ability to scale network capacity exponentially with relatively minor upgrades. Depending on the technology used, FTTP can provide sustained symmetrical services at these speeds; most cable operators limit their residential service offerings to 20 Mbps or less in the upstream direction.

Learn more about the advantages of FTTH technology at the **BROADBAND COMMUNITIES SUMMIT** in Austin, April 14–16.

HOW DO CABLE SYSTEMS DELIVER DATA?

The delivery of Internet data services over traditional HFC cable television systems was standardized by a nonprofit research and development consortium, Cable Television Laboratories (CableLabs), and ratified by the International Telecommunication Union (ITU) under the name Data Over Cable Service Interface Specification (DOCSIS).

DOCSIS is the technical standard by which data communications can occur bidirectionally over a cable TV system. Like cable television services, DOCSIS uses separate channels within the radio frequency (RF) spectrum of the network cable plant. Traditionally, cable television channels each use 6 MHz of spectrum.

The latest deployed version of the standard, DOCSIS 3.0, enables combining,

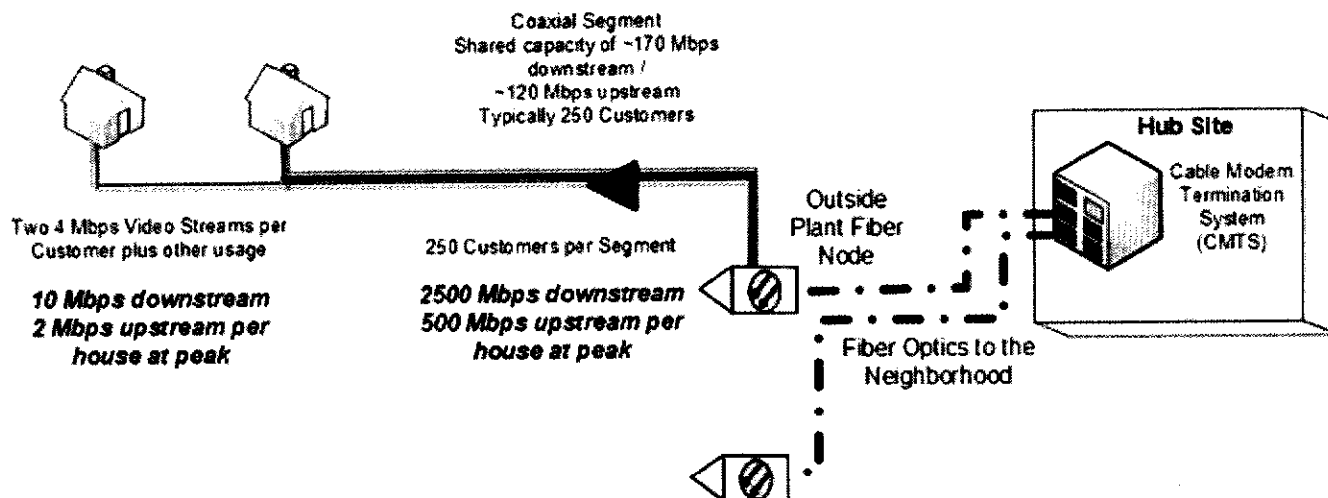


Figure 1: Sample DOCSIS 3.0 network

or “bonding,” multiple channels, both downstream (from a provider to a customer) and upstream (from a customer to a provider). The DOCSIS 3.0 standard requires that cable modems bond at least four channels to achieve maximum connection speeds of approximately 170 Mbps downstream and 120 Mbps upstream. (Actual usable throughput is reduced by approximately 10 percent due to physical layer overhead related to error correction and coding.) A cable operator can carry more capacity by bonding more channels.

Ultimately, the maximum speed delivered over an HFC network is limited by the physics of the cable plant; although an HFC network has some fiber, the final connection to the customer uses coaxial cable. The coaxial portions of the network generally are limited to less than 1 GHz of usable spectrum in total (generally 860 MHz or 1 GHz in the most advanced networks). By comparison, the available capacity of fiber optic cable is in excess of 10,000 GHz—10,000 times greater—which allows for virtually limitless scalability into the future by simply upgrading the network electronics.

Figure 1 illustrates DOCSIS 3.0 network architecture in a four-channel configuration. In a DOCSIS 3.0 network, fiber optic connections enable the cable operator to connect each

neighborhood separately to the system and the Internet, effectively segmenting the network. In a four-channel configuration, each segment has approximately 170 Mbps downstream and 120 Mbps upstream.

Figure 2 illustrates how this architecture quickly runs into limitations. In a peak usage period, a customer may, conservatively speaking, use 10 Mbps downstream and 2 Mbps upstream—a load that can be generated by two Netflix HDTV streams and uploads of photos, videos, iCloud synchronization and gaming.

Typical cable systems in our experience have 250 customers per segment, so the hypothetical demand per segment at peak time in this scenario is effectively 2.5 Gbps downstream and 200 Mbps upstream.

Cable operators manage the capacity by monitoring segment utilization and identifying areas where utilization exceeds certain thresholds. When an operator hits the threshold in a segment, it has two short-term options:

- 1 Add channel capacity to the DOCSIS cable modem network, potentially requiring the operator to modify video compression or reallocate video channels (this is possible by migrating channels to more efficient MPEG-4 compression, moving on-demand and less-frequently used channels

to IP transmission over the DOCSIS cable modem network, or eliminating channels). Cable modems capable of supporting 32 downstream channels and eight upstream channels are now available, and the DOCSIS Modular CMTS (M-CMTS) architecture more readily allows for the use of additional channels.

- 2 Reduce the size of the segment by constructing additional fiber in the neighborhood or, if possible, segmenting the node (this is possible if the node sits at the juncture of two or more coaxial trunk cables).

One strategy might be to expand to 32 channels downstream, which would increase cable modem capacity to 1.04 Gbps downstream and 120 Mbps upstream per segment, and cut the segment size to 100 customers, which would reduce the hypothetical peak demand in the segment to 1 Gbps downstream and 200 Mbps upstream. This approach will temporarily fill the gap. As more applications and devices are introduced, however, cable operators will need to build fiber deeper into neighborhoods and closer to end users, free up more spectrum from television channels and introduce new technologies, such as DOCSIS 3.1, which can increase spectrum efficiency further.

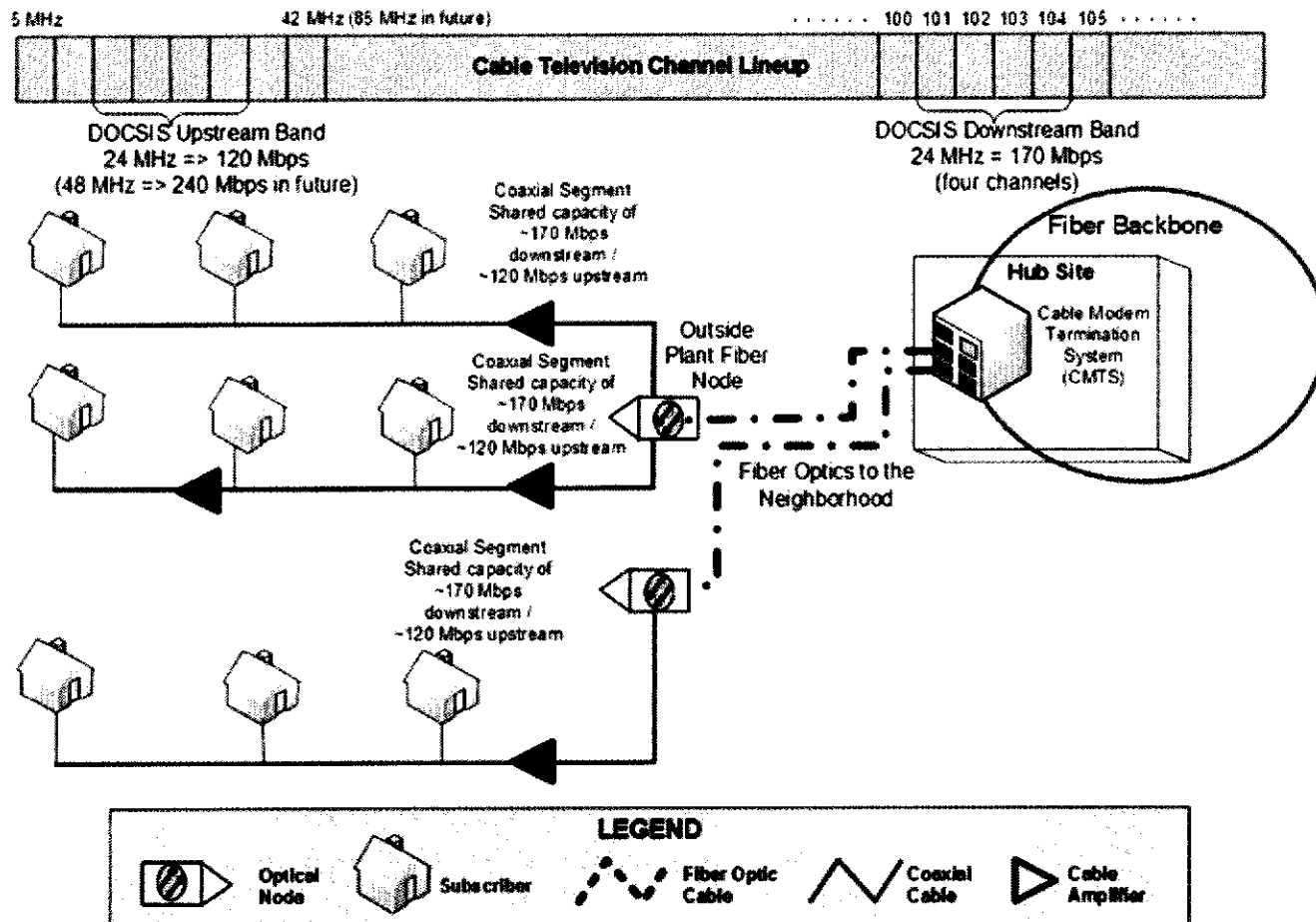


Figure 2: Illustration of DOCSIS peak usage scenario

These upgrades will obviously entail costs, though how much they will require above normal life cycle expenses is difficult to judge and will vary by provider. Gigabit speed will push the limits of the RF capacity of most cable systems (750 MHz, 860 MHz) and therefore require replacing the fiber node equipment, the RF amplifiers and, depending on the level of upgrade, possibly the active taps and subscriber drop cables. Some of these upgrades would occur as a matter of course, but some will represent extra costs for operators.

Similarly, upgrading to DOCSIS 3.1 would require replacing customers' modems and making some upgrades in the headend/hubs. Depending on how this is done, an operator would incur expenses ranging from \$50 to \$150 per subscriber, but much of this cost would be incurred anyway in regular

equipment replacement. However, DOCSIS 3.1 is not completely backward-compatible with DOCSIS 3.0 and earlier versions, meaning that DOCSIS 3.0 cable modems cannot use DOCSIS 3.1 channels. Thus, a cable operator may need to allocate non-overlapping channel space for both technologies for at least some migration period if it intends to fully leverage the capacity advantages of DOCSIS 3.1; this would further drive the need for expensive field upgrades of active and passive RF components to increase the bandwidth of the coaxial portions of the HFC network.

DON'T CABLE OPERATORS OFFER 150 MBPS SERVICE ALREADY?

Certain cable operators, including Comcast and Cox, offer "up to" 150

Mbps as a peak speed at the top end of their service offering. It is not guaranteed as a minimum speed available at all times (or at any one time). Few customers will reach 150 Mbps other than as part of a speed test or possibly when transferring large files from online storage services. In offering "up to" 150 Mbps, cable operators bet that only a small fraction of users will use this speed at the same time and that they will not really have to deliver the advertised speed to most customers or on a sustained basis.

Further, these cable operators face no penalty if a user tries for 150 Mbps during a busy peak time and can attain only 60 or 80 Mbps, because 150 Mbps is offered only as a maximum, aspirational speed. Therefore, it is possible to offer "up to" 150 Mbps service when only 1 Gbps is available

to be shared among 100 or more customers.

Significantly, these 150 Mbps offerings provide only 20 Mbps upstream as a result of the cable companies' upstream spectrum limitations.

The high-speed offerings of FTTP providers are driving cable operators to attempt to keep pace over their existing HFC networks by pushing the limits of their cable modem systems. Time Warner Cable, for example, offers 300 Mbps in some markets by utilizing DOCSIS 3.0 with 16 downstream bonded channels. This provides theoretical maximum connection speeds of up to 600 Mbps. Suddenlink recently announced a plan to offer a 1 Gbps service tier. Although technical details have not been revealed, the company reportedly plans to upgrade all cable modems to DOCSIS 3.0 as part of its Operation GigaSpeed and will make the service available to nearly all customers.¹ These details suggest a plan to leverage DOCSIS 3.0 in a 32 (or greater) downstream channel configuration or potentially to migrate to DOCSIS 3.1 with both DOCSIS 3.0 and 3.1 coexisting. A plan to deploy FTTP would likely cost much more than the \$230 million that Suddenlink plans to invest in this initiative over the next two years to reach its entire customer base.

Cable companies will not be able to sustain either 150 Mbps or any higher speeds over HFC networks once Web content capable of utilizing these connection speeds becomes more widely available and once video streaming, video communications, games and multimedia begin to use that type of capacity on a constant, continuous basis. The use of online file sharing and other cloud-based services (Google Drive, Dropbox, Microsoft Office 365, etc.) will continue to drive the need for connection speeds comparable to those of local area networks, with ever-increasing amounts of data being constantly transferred over the Internet rather than staying local to customers' devices.

Cable offerings of 150 Mbps and higher are possible only because few people use them on a sustained basis. They will fail as Web usage becomes more intensive.

As these trends continue, cable operators will need to upgrade their systems and use technologies such as DOCSIS 3.1 or make more fundamental architecture changes such as constructing fiber deeper into neighborhoods and employing Distributed Converged Cable Access Platform – or both.²

Perhaps an indicator of the practical speed limit for current HFC networks is Comcast's most recent response to the ongoing leapfrogging of speed increases among competing providers. The "Extreme 505" service tier provides 505 Mbps downstream and 100 Mbps upstream and is deployed using FTTP – the same technology Comcast uses to provide its business-class Metro Ethernet services.

FTTP CAN DELIVER A DEDICATED, SUSTAINED, SYMMETRICAL 100 MBPS Fiber has a much greater spectrum than coaxial cable, and FTTP networks therefore eliminate one of the most significant bottlenecks in a cable system. Off-the-shelf FTTP equipment delivers 1 Gbps symmetrical services to each customer over a single fiber. Meanwhile, 10 Gbps equipment is widely available and falling in cost.

Some FTTP operators, such as Verizon FiOS, use passive optical network (PON) technology, typically splitting the fiber capacity in a neighborhood cabinet to connect 16 to 32 customers. These provide less capacity than the direct fiber networks (also known as active Ethernet or point-to-point) but are still generally able to sustain a constant 100 Mbps to all users in the downstream direction simultaneously; indeed, given that most

customers' consumption of capacity today is highly variable and that some degree of oversubscription is reasonable in any network, it is reasonable to expect that symmetrical connections of 1 Gbps capacity can be supported today over most PON networks with much less oversubscription of access network capacity than in DOCSIS networks. Currently deployed PON networks have capacity of 2.5 Gbps/1.2 Gbps (GPON) or 10 Gbps/2.5 Gbps (10G-PON), which can provide between about 75 Mbps and 300 Mbps of "dedicated" capacity per customer even with a splitter ratio of 1:32.

Finally, the upgrade path for a fiber network is simpler and usually cheaper than for a cable network. This is because a speed upgrade usually involves only replacement of electronics at the central office hub and the customer premises; a cable speed upgrade requires replacement of electronics, construction of new fiber and upgrade of coaxial cable and components. ♦

Andrew Afflerbach is the CEO, Matthew DeHaven is a principal engineer, Marc Schulhof is a senior analyst and Eric Wirth is a senior engineer for CTC Technology & Energy, an independent communications and IT engineering consulting firm. Find out more at www.ctcnet.us.

ENDNOTES

- 1 www.multichannel.com/news/news-articles/suddenlink-unveils-operation-gigaspeed/383058
- 2 A detailed analysis of the likely upgrade path for cable systems is available at www.ctcnet.us/publications/the-state-of-the-art-and-evolution-of-cable-television-and-broadband-technology/

The Salt Lake Tribune

Legislature approves 5 cent a gallon gasoline tax hike, local sales-tax vote

BY LEE DAVIDSON

THE SALT LAKE TRIBUNE

PUBLISHED: MARCH 13, 2015 08:37AM

UPDATED: MARCH 12, 2015 11:58PM

Just before its midnight adjournment, the Legislature passed a compromise plan Thursday to raise and reform gasoline taxes for the first time in 18 years — merging what had been competing proposals by the House and Senate.

The deal includes raising the gas tax by about 5 cents a gallon on Jan. 1, 2016. The Senate earlier sought a 10 cent increase, while the House initially wanted no hike.

The compromise adopts a House proposal to convert the current cents-per-gallon gas tax into a system similar to a sales tax. That allows the tax collected at the pump to increase automatically when gas prices rise.

The deal would impose a 12 percent tax on the wholesale price of gasoline, adjusted once a year.

However, Rep. Johnny Anderson, R-Taylorsville, said the bill is written so that automatic raises are designed not to kick in until the wholesale price of gasoline reaches \$2.45 a gallon, which is not projected to happen for six to 10 years.

The deal has a cap to ensure the gas tax does not rise above 40 cents a gallon over time.

The Senate also gave in to what had been a sticking point with the House — allowing counties to ask voters to approve a quarter-cent per dollar sales tax increase to give cities, counties and transit districts more money for local projects.

In urban areas, cities and the Utah Transit Authority would each receive a tenth-cent of the sales tax increase, and counties would receive .05 of a cent.

The Senate also removed proposed increases in car registration fees that the House opposed.

The Senate approved the compromise 20-8, and the House passed it 44-29.

"I love the innovative way we are approaching our future transportation needs," said Senate Transportation Committee Chairman Al Jackson, R-Highland, the Senate sponsor of the bill.

He noted that since the last gas tax increase in 1997, the 24.5-cent-per-gallon levy has lost 40 percent of its original buying power to inflation — so it is essentially worth only 14.7 cents a gallon.

"We are robbing from the general fund and education for transportation needs," he said, arguing highways should be funded more fully by the user-fee gasoline tax.

Also, he said the state has a projected \$11.3 billion shortfall in priority transportation projects through 2040.

But Sen. Howard Stephenson, R-Draper, balked at the compromise.

"In a year when we have nearly \$800 million surplus, the people are wondering why we are increasing taxes," he said.

Sen. Kevin Van Tassell, R-Vernal, said one reason is that the state in recent years stopped regular maintenance of lesser-used highway in rural areas to afford maintenance in urban areas. He said the tax hike would help again maintain those neglected roads.

"Is this a perfect bill? No," Van Tassell said. "But it is a compromise we can live with." He added that a cap of no more than 40 cents a gallon will prevent the automatic-rise portions of the bill "from becoming a runaway train."

"Now is the time to act," said Sen. Todd Weiler, R-Woods Cross. "I will plug my nose a bit and vote for this bill."

Gov. Gary Herbert has supported the approach taken by the compromise, indicating he is likely to sign it.

"Having a five-cent increase in gasoline tax so we can have some instant infusion of money into our needs for roads is a good thing," he said this week. "Having a sales tax that will grow as we have an expansion in the economy to address our growth pressures is also a good thing."

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REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:30 PM ON MARCH 17, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting . Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business , or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic> .

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

A. NEW BUSINESS

1. Minutes Review and Accpetance
March 3, 2015 RDA meeting
2. Approve use of RDA funds for upgraded fencing on pedestrian bridge and along north side of Parrish Lane

B. ADJOURNMENT

Steve H. Thacker
Executive Director