# CENTERVILLE CITY

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

Incorporated in 1915



*Mayor*
Paul A. Cutler

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

*City Manager*
Steve H. Thacker


# interoffice MEMORANDUM

[redacted]

**to:** Mayor Cutler
City Council
**cc:** Department Heads
Planning Commission
**from:** Steve H. Thacker, City Manager
**subject:** City Manager's Summary of June 2, 2015 Council Meetings
**date:** May 29, 2015

**5:00** **Work Session** -- The City Council will meet in a work session at 5:00 p.m. to discuss issues relating to the FY 2016 Tentative Budget. Dinner will be available beginning at 4:45 p.m. During the first hour, the City Manager will present his recommendations affecting the City's employee compensation plan. During the second hour, the Public Works Director, Police Chief and Parks & Recreation Director will attend—along with the City Manager and Finance Director--to answer questions about any details in the Tentative Budget. The public will have an opportunity to ask budget-related questions of these same staff at 5:00 p.m. on June 9 prior to the public hearing on the Tentative Budget at 6:00 p.m.

**7:00** **Regular City Council Meeting**

**E.1.** **Minutes Review and Acceptance** – The minutes to be approved are enclosed—for one regular meeting, one work session, two closed meetings, and one special meeting.

**E.2.** **Public Hearing – Mickelson Meadows Final Subdivision** – The Planning Commission recommends approval of this 4-lot subdivision plat for property located at approximately 696 East Center Street. Brighton Homes is the developer.

**E.3.** **Public Hearing – Miles Manor Final Subdivision** – The Planning Commission recommends approval of this 3-lot subdivision plat for property located at approximately 580 East 100 South. This is also a Brighton Homes project.

**E.4.** **Final Subdivision Plat Extension – Legacy Trails Subdivision** – The prior approval of this subdivision—for property located at the southwest corner of Parrish Lane and 1250 West—expires June 2, 2015. The developers are requesting extension of the plat approval to give them more time before recording the plat. No public hearing is required for this matter. This is a mixed-use subdivision that will include apartments, gas station and office/retail space.

**E.5.** **Public comment re South Main Street Corridor Plan/Zone** – The City Council has set several dates for receiving public comment regarding the current South Main Street Corridor (SMSC) Plan


MAKING Life BETTER
Centerville City

and related zoning ordinance as a basis for discussing possible revisions in a later meeting. This is the first of three opportunities for the general public, all of which are shown in the staff report. A fourth meeting will be held on June 17 specifically for property and business owners within the SMSC boundaries. Written comments will also be accepted until June 30. Staff will not make a presentation about the Plan/Ordinance in these meetings, but will be present to answer questions. Therefore, the public is encouraged to become familiar with the contents of the SMSC Plan and related zoning ordinance, which are attached to the online staff report or can be accessed via links on the homepage of the City's website: www.centervilleut.net.

**E.6.** **Municipal Code Amendments - Street Name and Addressing Regulations** – At their May 19 meeting, the City Council directed staff to bring back revisions to this proposed ordinance. This ordinance would establish procedure for adding or changing a street name. It also formalizes in Code the house addressing system that has been used for many years. If the Council approves the ordinance, I anticipate the June 16 meeting agenda will include a request for adding an alias name to the numeric name of an existing street—a request that initiated staff's proposal to establish a procedure for this purpose.

**E.7.** **Fireworks Restricted Area** – The South Davis Metro Fire Agency Chief, Jeff Bassett, has issued a Fire Safety Order for the cities along the foothills. He recommends the Centerville City Council adopt an ordinance prohibiting the discharge of fireworks in the same area that was restricted last year, from July 1 to July 31, 2015. The proposed restricted area is east of 400 East from the south city limit to Chase Lane, and east of Main Street from Chase Lane to the north city limit.

**F.8.** **Mayor's Report** – Although no topics are currently showing under this heading, Mayor Cutler may report on matters that he deems of interest to the City Council.

**F.9.** **City Council Liaison Report** – Councilwoman Tami Fillmore represents the City on the South Davis Recreation District Board, and also serves as the Council's liaison to the City's Parks & Recreation Committee. She will report on the activities/issues of those organizations.

**E.10.** **City Manager's Report** – Although no topics are currently showing under this heading, I may report on matters of interest to the City Council.

**E.11.** **Miscellaneous Business** -- The Sonic Drive-In project is ready to begin its warranty period. This matter would normally be under "Summary Action Calendar", but because there are no other routine matters for approval, this action was moved to "Miscellaneous Business".

**E.12.** **Closed Meeting, if necessary** – At this time I do not know of a need for a closed meeting, but the agenda allows for that possibility.

**E.13.** **Appointments to City Boards/Committees** – Mayor Cutler may recommend appointments to City boards or committees.

**E.14.** **Redevelopment Agency (RDA) Meeting**

1. **Minutes Review and Acceptance** – May 19, 2015 RDA meeting minutes

2. **Update on Fencing Betterments** – City officials were recently informed by UDOT reps that UTA has not approved the City's choice of fencing on the Parrish Lane railroad bridge. Union Pacific Railroad gave its approval several months ago. Myself and Councilwoman Fillmore will meet with

UDOT reps on June 2 to discuss this matter and other aesthetics issues pertaining to the pedestrian bridge project, and will report later that evening to the RDA Board.

3. **1250 West Parrish Lane Intersection** – Mayor Cutler and several staff met with UDOT reps on May 27 to discuss potential pedestrian safety upgrades in connection with the traffic signal project for this intersection. Since the City Manager missed that meeting, Mayor Cutler will make the report. The RDA Board also needs to decide whether to fund the cost of powder coating the signal and light poles at this intersection, an estimated cost of $8,000.

***Potential Agenda Items for June 16, 2015 City Council meetings (subject to change):***

- Work Session re UTOPIA
- Swearing-in of new Youth City Council members
- Public comment re South Main Street Corridor Plan/Overlay Zone
- Frontage Road Sidewalk Project bid award and related actions
- Continue public hearing re ADUs
- Consider request to add name to 1250 West Street
- Financial Report
- Public hearing on amending FY 2015 Budget
- FY 2016 Budget: continue public hearing from June 9; compensation actions; adopt property tax; adopt Final Budget
- RDA: approve FY 2016 RDA Budget
- Resolution re transportation sales tax
- Review/approve work plan relating to Complete Streets Policy
- Renew Comcast franchise agreement
- Stormwater ordinance amendments

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, JUNE 2, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.**

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

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

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

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

**5:00 Work Session – FY 2016 Tentative Budget**

7:00 **A. ROLL CALL**
(See City Manager's Memo for summary of meeting business)

**B. PLEDGE OF ALLEGIANCE**

**C. PRAYER OR THOUGHT**
The Bridge Community - Pastor Loren Pankratz

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**
May 12, 2015 special meeting & closed meeting; May 19, 2015 work session, regular and closed meeting minutes;

7:10 2. Public Hearing - Mickelson Meadows Final Subdivision - 696 East Center
Consider final subdivision plat for the Mickelson Meadows Subdivision, located on property at 696 East Centerville Street. Patrick Scott, Brighton Homes Utah LLC, Applicant

(OVER)

| | | |
|---|---|---|
| 7:15 | 3. | Public Hearing - Miles Manor Final Subdivision - 580 East 100 South<br>Consider final subdivision plat for Miles Manor Subdivision, located on property at 580 East 100 South. Patrick Scott, Brighton Homes Utah LLC, Applicant |
| 7:20 | 4. | Final Subdivision Plat Extension - Legacy Trail Subdivision<br>Consider Extension of Final Subdivision Plat Approval for the Legacy Trail Subdivision Located at the Southwest Corner of Parrish Lane and 1250 West, Fred Hale and Chad Salmon, Applicants |
| 7:25 | 5. | Public comment re South Main Street Corridor Plan/Overlay Zone |
| 8:10 | 6. | Municipal Code Amendments - Section 11-01-160 - Street Name and Addressing Regulations - Ordinance No. 2015-09<br>Consider Municipal Code Amendments to enact Section 11-01-160 regarding Street Name and Addressing Regulations - Ordinance No. 2015-09 (Continued from previous Council meeting on May 19, 2015) |
| 8:15 | 7. | Ordinance Adopting Restricted Area for Discharge of Fireworks<br>Consider Ordinance No. 2015-10 Designating Restricted Area within Centerville City for the Discharge of Fireworks Due to Hazardous Environmental Conditions |
| 8:25 | 8. | Mayor's Report |
| 8:30 | 9. | City Council Liaison Report<br>Councilwoman Fillmore re Recreation District and Parks & Recreation Committee |
| 8:40 | 10. | City Manager's Report |
| 8:45 | 11. | Miscellaneous Business<br>a. Commence warranty period for Sonic Drive-In |
| 8:45 | 12. | 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. |
| 8:45 | 13. | Possible action following closed meeting, including appointments to boards and committees |
| **8:45** | **14.** | **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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(See City Manager's Memo for summary of meeting business)

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The Bridge Community (Loren Pankratz)

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**E. BUSINESS**

| | | |
|---|---|---|
| 7:10 | 1. | Minutes Review and Acceptance<br>May 12, 2015 Special Council Meeting & Closed Meeting minutes; May 19, 2015 Council Work Session, Regular and Closed Meeting minutes |
| 7:10 | 2. | Public Hearing - Mickelson Meadows Final Subdivision - 696 East Center<br>Consider final subdivision plat for the Mickelson Meadows Subdivision, located on property at 696 East Center Street. Patrick Scott, Brighton Homes Utah LLC, Applicant |
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## F. ADJOURNMENT

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

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No.

Short Title: Work Session - FY 2016 Tentative Budget

Initiated By:

Scheduled Time: 5:00

**SUBJECT**

**RECOMMENDATION**

Review City Manager's recommendations pertaining to the City's compensation plan, in connection with the FY 2016 Tentative Budget. Also ask questions of City staff regarding the Tentative Budget details.

Council Members should bring their FY 2016 Tentative Budget notebooks to this work session.

**BACKGROUND**

The City Manager will use the first hour of the work session (at 5:00 p.m.) to present his recommendations affecting the City's compensation plan, including revisions to the Salary Administration Guidelines.

The second hour of the work session will be an opportunity for the Mayor and Council Members to ask questions about the details in the FY 2016 Tentative Budget. In addition to the City Manager and Finance Director, the Police Chief, Public Works Director and Parks & Recreation Director have been asked to attend this part of the work session to answer budget-related questions from the elected officials. The public will have opportunity to meet with these same staff and ask budget questions on June 9 at 5:00 p.m. prior to the 6:00 p.m. public hearing on the budget that evening.

Ordinance No. 2014-10 from last year is attached as a reference document for the first part of the work session. It includes the current Salary Administration Guidelines, Position Pay Grade Schedule and Salary Schedule. The City Manager will refer to this document when making his recommendations in the work session.

**ATTACHMENTS:**

Description

- Ordinance No. 2014-10

**ORDINANCE NO. 2014-10**

**AN ORDINANCE AMENDING AND ADOPTING THE CENTERVILLE CITY SALARY ADMINISTRATION GUIDELINES, POSITION PAY GRADE SCHEDULE AND SALARY SCHEDULE.**

**WHEREAS**, the City Council has previously prepared and adopted the Centerville City Salary Administration Guidelines, Position Pay Grade Schedule and Salary Schedule; and

**WHEREAS**, the City Council has reviewed the Centerville City Salary Administration Guidelines, Position Pay Grade Schedule and Salary Schedule and has held appropriate public hearings regarding the same; and

**WHEREAS**, the City Council desires to amend, update and adopt the Centerville City Salary Administration Guidelines, Position Pay Grade Schedule and Salary Schedule as more particularly set forth herein for the purpose of providing guidelines for employee pay raises in FY 2015 effective with the payroll period beginning July 6, 2014;

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

**Section 1.** **Adoption.** The "Centerville City Salary Administration Guidelines - FY 2015" is hereby adopted in its entirety as set forth in Exhibit "A," attached hereto and incorporated herein by this reference, for the Fiscal Year 2015, effective with the payroll period beginning July 6, 2014.

**Section 2.** **Adoption.** The "Centerville City Position Pay Grade Schedule" is hereby adopted in its entirety as set forth in Exhibit "B," attached hereto and incorporated herein by this reference, for the Fiscal Year 2015.

**Section 3.** **Adoption.** The "Centerville City Salary Schedule" is hereby adopted in its entirety as set forth in Exhibit "C," attached hereto and incorporated herein by this reference, for the Fiscal Year 2015 effective with the payroll period beginning July 6, 2014.

**Section 4.** **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 17th DAY OF JUNE, 2014.**

**CENTERVILLE CITY**

**ATTEST:**

City Recorder

By: _____
Mayor

Voting by the City Council

| | "AYE" | "NAY" |
|---|---|---|
| Council Member Averett | X | |
| Council Member Higginson | X | |
| Council Member Fillmore | X | |
| Council Member Ivie | X | |
| Council Member Wright | X | |

**EXHIBIT "A"**

**CENTERVILLE CITY SALARY ADMINISTRATION**
**GUIDELINES - FY 2015**

# CENTERVILLE CITY
# SALARY ADMINISTRATION GUIDELINES – FY 2015

The City's compensation program is designed to compensate employees fairly, to maintain a pay position which is competitive, and to reward for performance. To carry out this philosophy, the City seeks to establish salaries that are fair externally, internally, and individually.

## External Fairness

External fairness means employees will be paid fairly compared to people doing comparable work in the local job market area. The City determines fairness by comparing its salaries for certain jobs, such as police officer or secretary, with the salaries other employers pay for those jobs. Those jobs are grouped into levels of pay called salary grades. Each salary grade is assigned a pay range. In order to achieve a competitive advantage in the job market, the City generally bases the midpoint of pay ranges on the third quartile of the midpoints of pay ranges for related jobs in the job market, although this is subject to change by the City Council.

To keep salaries in line with its job market target, the City adjusts its salary ranges using data from local market salary surveys. The salary ranges (i.e., the minimum and maximum of each pay range) that were in effect for FY 2014 will be increased for FY 2015 by 2.0 percent.

## Internal Fairness

Internal fairness means that jobs equivalent in value to the City are assigned similar salary grade levels, regardless of the department involved. Each position's salary grade level is based on the job description for that position, so accurate job descriptions are essential. Supervisors should update job descriptions when job duties change significantly and should review them at least annually in conjunction with performance appraisals. If there is a significant difference between the job description and current duties, the supervisor and the employee should normally rewrite the description for review so the City Manager can determine if the job is assigned the correct salary grade level, subject to Council approval. A revised job description does not mean that the assigned salary grade will change, only that it will be reviewed.

## Individual Fairness

Individual fairness means an employee will be rewarded for individual performance relative to that of his/her peers. Based on that performance, an employee can move to higher positions in the current salary range or, if the employee earns a promotion, a higher salary range.

## Salary Ranges

The City has assigned each job a salary range, with a minimum, midpoint, and maximum salary. The salary range allows employees to receive different salaries based on performance appraisals, levels of experience, and labor market conditions.

Note the following features of salary ranges:

1. Currently the Council's intent is to base the midpoints of salary ranges on the third quartile of the midpoints of pay ranges for related jobs in the job market. This will not be an exact match due to the need to maintain internal equity in the compensation plan.

2. Salary ranges are divided into four equal parts, called quartiles. The lowest salaries are in the first quartile, and the highest salaries are in the fourth quartile. For example, if a job has a minimum annual salary of $30,000 and a maximum of $42,000, the first quartile would range from $30,000 to $33,000; the second quartile would range from $33,000 to $36,000 and so on.

3. Salary ranges overlap extensively, so an experienced, high-performing employee in one grade level can earn the same as or more than a less-experienced or lower-performing employee in a higher grade level.

4. Normally salary ranges move higher each year to keep in line with conditions in the job market. Normally these adjustments do not result in cost-of-living raises for employees; however, the City Council reserves the right to approve cost-of-living increases in lieu of or in conjunction with merit increases.

**Merit Increases**

At the beginning of the Fiscal Year, an employee may receive a merit increase, or raise. This increase is based on the employee's performance and is affected by the quartile that the employee's salary is in, market salary conditions, and budget availability. The chart below shows the potential raise available in Fiscal Year 2015 (effective with the payroll period beginning July 6, 2014), depending on the employee's performance and where the employee's current salary falls within the pay range assigned to his/her position. **The percentages in this chart are likely to change from year to year. An employee's base pay cannot exceed the maximum of the pay range for his position. Therefore, employees at or near the maximum may not be eligible for the percentages shown in the 4th quartile below.**

| | 1st Quartile | 2nd Quartile | 3rd Quartile | 4th Quartile |
|---|---|---|---|---|
| Consistently Exceeds Expectations ("sustained outstanding performance") | >3.5% | >3.0% | >2.5% | >2.0% |
| Meets or Exceeds Expectations | 3.0 – 3.5% | 2.5 – 3.0% | 2.0 – 2.5% | 1.5 – 2.0% |
| Needs Improvement | <3.0% | <2.5% | <2.0% | <1.5% |
| Seriously Deficient (at risk of Termination) | 0% | 0% | 0% | 0% |

"Consistently Exceeds Expectations" is funded with a sum equal to 0.5% of the department's salaries (not including the department head). This 0.5% can be used to increase the amount of raise for one or more employees within the department, subject to approval of the City Manager and Mayor and limited by the funding made available by the 0.5%. This means an employee could possibly receive more than a 0.5% additional increment. The 0.5% can also be used to give lump sum bonuses. Bonuses could be given, for example, for the following purposes:

- to recognize sustained outstanding performance by an employee who is at the top of the pay range (i.e., "maxed out")
- to compensate an employee for significant additional responsibility undertaken for a limited period, for which the employee was not otherwise adequately compensated
- to recognize significant efforts by employees to upgrade their knowledge and skills

When using the 0.5% for additional base pay increases, normally this would be for the purpose of rewarding employees who consistently or significantly exceed expectations (i.e., "sustained outstanding performance"), or who have significantly increased their value to the City through education or training beyond that required for their position. However, the 0.5% might also be used to address a salary inequity within a department. A department head may also request permission from the City Manager to use up to 10% of the 0.5% sum for minor incentive awards throughout the fiscal year.

Any part of an employee's pay raise may be delayed or postponed as an incentive to improve performance. Likewise, the 0.5% departmental pool may be used at any time during the fiscal year to fund an additional increase in base pay or to award a lump sum bonus. However, base pay raises given later in the fiscal year and funded by the 0.5% pool would be annualized when determining how much of the 0.5% pool is consumed to fund that raise.

Department heads will be considered as a "department" under the City Manager and Mayor in regard to the guidelines above. In other words, the City Manager and Mayor will decide the amount of raise for each department head, subject to the guidelines and funding limitations. Any base pay increase or lump sum bonus for the City Manager will be determined by the Mayor and City Council.

## EXHIBIT "B"

## CENTERVILLE CITY POSITION PAY GRADE SCHEDULE

# Centerville City
# Position Pay Grade Schedule
# 8/21/2012

| Index Code | Department | Job Title | Pay Grade |
|---|---|---|---|
| 100 | Administration | City Manager | 28 |
| 105 | | City Attorney | 27 |
| 110 | | City Prosecutor | NC |
| 115 | | City Engineer | NC |
| 120 | | Finance Director/Asst. City Manager | 25 |
| 122 | | Management Assistant | 15 |
| 125 | | City Treasurer | 14 |
| 130 | | City Recorder | 12 |
| 131 | | Accountant III | 14 |
| 132 | | Accountant II | 12 |
| 133 | | Accountant I | 10 |
| 135 | | Accounting Technician | 7 |
| 145 | | Office Technician | 3 |
| 150 | | Administrative Secretary | 9 |
| 151 | | Secretary III | 8 |
| 152 | | Secretary II | 6 |
| 153 | | Secretary I | 5 |
| | | | |
| 200 | Community Development | Community Development Director | 23 |
| 203 | | Planner II | 13 |
| 206 | | Planner I | 11 |
| 216 | | Planning & Zoning Technician | 9 |
| 205 | | Chief Building Official | 17 |
| | | | |
| 300 | Justice Court | Justice Judge | NC |
| 305 | | Court Clerk Supervisor | 11 |
| 310 | | Court Clerk III | 8 |
| 311 | | Court Clerk II | 7 |
| 312 | | Court Clerk I | 5 |
| | | | |
| 400 | Parks & Recreation | Parks & Recreation Director | 20 |
| 405 | | Parks Supervisor | 14 |
| 410 | | Parks Maintenance Specialists III | 10 |
| 411 | | Parks Maintenance Specialists II | 9 |
| 412 | | Parks Maintenance Specialists I | 7 |
| 415 | | Recreation Coordinator | 10 |
| 420 | | Building Custodian | 5 |
| 421 | | Recreation Instructor | NC |

**Centerville City**
**Position Pay Grade Schedule**
**8/21/2012**

| Index Code | Department | Job Title | Pay Grade |
|---|---|---|---|
| 500 | Police | Police Chief | 25 |
| 505 | | Assistant Chief/Lieutenant | 21 |
| 510 | | Sergeant | 17 |
| 515 | | Police Officer III | 15 |
| 516 | | Police Officer II | 13 |
| 517 | | Police Officer I | 12 |
| 519 | | Records/IT Technician | 11 |
| 518 | | Records/IT Specialist | 13 |
| 520 | | Dispatcher III | 10 |
| 521 | | Dispatcher II | 8 |
| 522 | | Dispatcher I | 6 |
| 524 | | Court Technician/Dispatcher | 5 |
| 525 | | Crossing Guard | N/A |
| 600 | Public Works | Public Works Director | 23 |
| 610 | | Water Supervisor/Deputy Public Works Director | 17 |
| 611 | | Drainage Utility Supervisor | 14 |
| 615 | | Street Supervisor | 15 |
| 617 | | GIS Specialist | 13 |
| 621 | | Journey Mechanic | 11 |
| 622 | | Apprentice Mechanic | 10 |
| 625 | | Water Maintenance Operator III | 12 |
| 626 | | Water Maintenance Operator II | 10 |
| 627 | | Water Maintenance Operator I | 8 |
| 630 | | Street Maintenance Operator III | 12 |
| 631 | | Street Maintenance Operator II | 10 |
| 632 | | Street Maintenance Operator I | 8 |
| 640 | | Meter Reader | 7 |
| 645 | | Laborer | 6 |

## EXHIBIT "C"

## CENTERVILLE CITY SALARY SCHEDULE

**Centerville City Salary Schedule**
**7/6/2014**

| Grade | First Quartile Min | | | Second Quartile | | Midpoint | Third Quartile | | | Fourth Quartile | | MAX |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | $10.43 | to | $11.60 | $11.61 | to | $12.78 | $12.79 | to | $13.95 | $13.96 | to | $15.12 |
| 2 | $10.95 | to | $12.19 | $12.20 | to | $13.42 | $13.43 | to | $14.65 | $14.66 | to | $15.88 |
| 3 | $11.52 | to | $12.81 | $12.82 | to | $14.10 | $14.11 | to | $15.40 | $15.41 | to | $16.69 |
| 4 | $12.09 | to | $13.46 | $13.47 | to | $14.82 | $14.83 | to | $16.18 | $16.19 | to | $17.54 |
| 5 | $12.70 | to | $14.13 | $14.14 | to | $15.56 | $15.57 | to | $16.99 | $17.00 | to | $18.41 |
| 6 | $13.35 | to | $14.85 | $14.86 | to | $16.35 | $16.36 | to | $17.85 | $17.86 | to | $19.35 |
| 7 | $14.03 | to | $15.60 | $15.61 | to | $17.18 | $17.19 | to | $18.76 | $18.77 | to | $20.34 |
| 8 | $14.73 | to | $16.39 | $16.40 | to | $18.05 | $18.06 | to | $19.71 | $19.72 | to | $21.37 |
| 9 | $15.48 | to | $17.22 | $17.23 | to | $18.96 | $18.97 | to | $20.70 | $20.71 | to | $22.44 |
| 10 | $16.26 | to | $18.09 | $18.10 | to | $19.92 | $19.93 | to | $21.75 | $21.76 | to | $23.58 |
| 11 | $17.09 | to | $19.01 | $19.02 | to | $20.93 | $20.94 | to | $22.86 | $22.87 | to | $24.78 |
| 12 | $17.95 | to | $19.97 | $19.98 | to | $21.99 | $22.00 | to | $24.01 | $24.02 | to | $26.03 |
| 13 | $18.86 | to | $20.98 | $20.99 | to | $23.10 | $23.11 | to | $25.22 | $25.23 | to | $27.34 |
| 14 | $19.81 | to | $22.04 | $22.05 | to | $24.27 | $24.28 | to | $26.50 | $26.51 | to | $28.72 |
| 15 | $20.81 | to | $23.15 | $23.16 | to | $25.50 | $25.51 | to | $27.84 | $27.85 | to | $30.18 |
| 16 | $21.87 | to | $24.33 | $24.34 | to | $26.79 | $26.80 | to | $29.25 | $29.26 | to | $31.71 |
| 17 | $22.98 | to | $25.56 | $25.57 | to | $28.14 | $28.15 | to | $30.73 | $30.74 | to | $33.31 |
| 18 | $24.13 | to | $26.85 | $26.86 | to | $29.57 | $29.58 | to | $32.28 | $32.29 | to | $35.00 |
| 19 | $25.36 | to | $28.21 | $28.22 | to | $31.06 | $31.07 | to | $33.92 | $33.93 | to | $36.77 |
| 20 | $26.65 | to | $29.64 | $29.65 | to | $32.64 | $32.65 | to | $35.64 | $35.65 | to | $38.64 |
| 21 | $27.99 | to | $31.14 | $31.15 | to | $34.28 | $34.29 | to | $37.43 | $37.44 | to | $40.58 |
| 22 | $29.40 | to | $32.71 | $32.72 | to | $36.02 | $36.03 | to | $39.33 | $39.34 | to | $42.64 |
| 23 | $30.89 | to | $34.37 | $34.38 | to | $37.85 | $37.86 | to | $41.32 | $41.33 | to | $44.80 |
| 24 | $32.46 | to | $36.11 | $36.12 | to | $39.76 | $39.77 | to | $43.41 | $43.42 | to | $47.06 |
| 25 | $34.10 | to | $37.94 | $37.95 | to | $41.78 | $41.79 | to | $45.62 | $45.63 | to | $49.46 |
| 26 | $35.83 | to | $39.87 | $39.88 | to | $43.90 | $43.91 | to | $47.93 | $47.94 | to | $51.96 |
| 27 | $37.65 | to | $41.89 | $41.90 | to | $46.13 | $46.14 | to | $50.36 | $50.37 | to | $54.60 |
| 28 | $39.56 | to | $44.01 | $44.02 | to | $48.47 | $48.48 | to | $52.92 | $52.93 | to | $57.37 |

**Centerville City Salary Schedule**
**7/6/2014**

| Grade | First Quartile Min | | | Second Quartile | | Midpoint | Third Quartile | | | Fourth Quartile | | MAX |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | $21,694.54 | to | $24,133.74 | $24,133.75 | to | $26,572.95 | $26,572.96 | to | $29,012.15 | $29,012.16 | to | $31,451.35 |
| 2 | $22,785.01 | to | $25,348.56 | $25,348.57 | to | $27,912.12 | $27,912.13 | to | $30,475.67 | $30,475.68 | to | $33,039.22 |
| 3 | $23,952.00 | to | $26,644.69 | $26,644.70 | to | $29,337.37 | $29,337.38 | to | $32,030.06 | $32,030.07 | to | $34,722.75 |
| 4 | $25,157.25 | to | $27,988.64 | $27,988.65 | to | $30,820.03 | $30,820.04 | to | $33,651.41 | $33,651.42 | to | $36,482.80 |
| 5 | $26,419.90 | to | $29,389.98 | $29,389.99 | to | $32,360.07 | $32,360.08 | to | $35,330.16 | $35,330.17 | to | $38,300.24 |
| 6 | $27,759.07 | to | $30,882.20 | $30,882.21 | to | $34,005.34 | $34,005.35 | to | $37,128.47 | $37,128.48 | to | $40,251.60 |
| 7 | $29,174.76 | to | $32,455.73 | $32,455.74 | to | $35,736.69 | $35,736.70 | to | $39,017.66 | $39,017.67 | to | $42,298.62 |
| 8 | $30,647.85 | to | $34,096.21 | $34,096.22 | to | $37,544.57 | $37,544.58 | to | $40,992.93 | $40,992.94 | to | $44,441.29 |
| 9 | $32,197.46 | to | $35,818.00 | $35,818.01 | to | $39,438.54 | $39,438.55 | to | $43,059.08 | $43,059.09 | to | $46,679.62 |
| 10 | $33,823.59 | to | $37,630.66 | $37,630.67 | to | $41,437.73 | $41,437.74 | to | $45,244.79 | $45,244.80 | to | $49,051.86 |
| 11 | $35,545.38 | to | $39,543.76 | $39,543.77 | to | $43,542.13 | $43,542.14 | to | $47,540.51 | $47,540.52 | to | $51,538.89 |
| 12 | $37,343.69 | to | $41,542.95 | $41,542.96 | to | $45,742.20 | $45,742.21 | to | $49,941.45 | $49,941.46 | to | $54,140.70 |
| 13 | $39,218.53 | to | $43,633.01 | $43,633.02 | to | $48,047.48 | $48,047.49 | to | $52,461.96 | $52,461.97 | to | $56,876.43 |
| 14 | $41,208.15 | to | $45,842.64 | $45,842.65 | to | $50,477.12 | $50,477.13 | to | $55,111.60 | $55,111.61 | to | $59,746.08 |
| 15 | $43,293.43 | to | $48,162.27 | $48,162.28 | to | $53,031.11 | $53,031.12 | to | $57,899.94 | $57,899.95 | to | $62,768.78 |
| 16 | $45,493.50 | to | $50,611.04 | $50,611.05 | to | $55,728.58 | $55,728.59 | to | $60,846.12 | $60,846.13 | to | $65,963.66 |
| 17 | $47,789.21 | to | $53,165.02 | $53,165.03 | to | $58,540.83 | $58,540.84 | to | $63,916.64 | $63,916.65 | to | $69,292.45 |
| 18 | $50,199.72 | to | $55,848.14 | $55,848.15 | to | $61,496.57 | $61,496.58 | to | $67,144.99 | $67,145.00 | to | $72,793.42 |
| 19 | $52,744.14 | to | $58,679.53 | $58,679.54 | to | $64,614.92 | $64,614.93 | to | $70,550.31 | $70,550.32 | to | $76,485.70 |
| 20 | $55,422.48 | to | $61,659.18 | $61,659.19 | to | $67,895.89 | $67,895.90 | to | $74,132.59 | $74,132.60 | to | $80,369.29 |
| 21 | $58,215.60 | to | $64,763.19 | $64,763.20 | to | $71,310.77 | $71,310.78 | to | $77,858.35 | $77,858.36 | to | $84,405.93 |
| 22 | $61,161.78 | to | $68,044.15 | $68,044.16 | to | $74,926.52 | $74,926.53 | to | $81,808.90 | $81,808.91 | to | $88,691.27 |
| 23 | $64,261.00 | to | $71,492.51 | $71,492.52 | to | $78,724.03 | $78,724.04 | to | $85,955.54 | $85,955.55 | to | $93,187.05 |
| 24 | $67,513.27 | to | $75,108.27 | $75,108.28 | to | $82,703.27 | $82,703.28 | to | $90,298.28 | $90,298.29 | to | $97,893.28 |
| 25 | $70,937.71 | to | $78,920.12 | $78,920.13 | to | $86,902.52 | $86,902.53 | to | $94,884.93 | $94,884.94 | to | $102,867.34 |
| 26 | $74,535.86 | to | $82,923.15 | $82,923.16 | to | $91,310.44 | $91,310.45 | to | $99,697.74 | $99,697.75 | to | $108,085.03 |
| 27 | $78,316.51 | to | $87,129.23 | $87,129.24 | to | $95,941.95 | $95,941.96 | to | $104,754.67 | $104,754.68 | to | $113,567.39 |
| 28 | $82,288.92 | to | $91,548.65 | $91,548.66 | to | ********** | ********** | to | $110,068.09 | $110,068.10 | to | $119,327.82 |

Annual amounts based on 2080 hours.

**City Council Budget Work Session**
**June 2, 2015**

**Compensation issues:**

- Compensation Plan principles
- Pay range market adjustment
- Pay raise matrix percentages
- Justice Court Judge pay raise
- Elected officials compensation
- Planning Commission compensation
- Positions recommended for compensation review

**Benefits issues:**

- No increase in retirement system contribution rate
- No increase in employee health insurance rates
- Status of employee committee studying paid leave liability

**Fire Chief re fireworks restriction area**

**Questions & Answers re Tentative Budget**

**Questions & Answers re Operational Metrics Report**

cc Mayor
ST

RECEIVED
APR - 8 2015
CENTERVILLE CITY CORP.

# Administrative Office of the Courts

**Chief Justice Matthew B. Durrant**
Utah Supreme Court
Chair, Utah Judicial Council

**Daniel J. Becker**
State Court Administrator
**Raymond H. Wahl**
Deputy Court Administrator

April 7th, 2015

Mayor Paul Cutler
Centerville City
250 North Main
Centerville, UT 84014

Dear Mayor Cutler,

The Administrative Office of the Courts is once again required to provide each court with an updated salary range for its judge(s). UCA 78A-7-206 states that a full time justice court judge's salary must not be less than 50% nor more than 90% of a district court judge's annual salary, which with this year's legislatively approved increase will be $152,850, effective July 1st, 2015. Justice court salaries for part-time judges are based upon a percentage of a full-time judge's workload. This year, the workload percentage of the Centerville City Justice Court is 0.41 or 41% of a full time judge, with a corresponding judicial salary range of $31,334.25 - $56,401.65.

Please keep the following in mind when determining the actual salary of your judge:

- The range merely provides baseline salary parameters for your judge. Salary discussions should be conducted within the range to account for experience, length of service and the vast array of services your judge provides to the community.
- Judges must receive an annual salary adjustment at least equal to the average salary adjustment for all county or municipal employees for the jurisdiction served by the judge.
- Despite fluctuations in workload, a judge's salary cannot be lowered during his/her term in office.

- Judges employed by more than one entity as a judge may not receive a total salary for services as a judge greater than the salary of a district court judge.

In addition to providing specific judicial salary ranges to you each year, the Administrative Office of the Courts is responsible for reviewing the annual compensation of individual judges. Under Utah Code 78A-7-207(3), local governments are required to submit salary information to the state court administrator. **In light of this requirement, we ask that you provide our office with a copy of the document which establishes the current salary of the judge(s) in your justice court.** Any adjustments to the document should also be furnished. Please note that judicial salary documentation is a prerequisite for justice court recertification.

This salary information can be emailed to Melisse Stiglich at melisses@utcourts.gov no later than Friday, May 8th, 2015. If you have any questions regarding the judicial weighted workload calculation, the salary determination process or the annual review of salary data, please contact Ms. Stiglich at (801) 578-3844. Thank you for your cooperation.

Sincerely,

Daniel J. Becker
State Court Administrator

cc: Honorable Judge David Miller

Reference: UCA 78A-7-206
UCA 78A-7-207

**Cities of Davis County Payment/Stipend to Planning Commission**

| City | Payment to Planning Commission | Payment to Planning Commission Chair | |
|---|---|---|---|
| Bountiful | $50 p/m | $50 p/m | Meets twice monthly |
| Clearfield | $50 p/m | $75 p/m | Meets once a month |
| Clinton | $35 per month | $65 per month | Meets twice monthly |
| Farmington | $35 p/m | $35 p/m | Meet twice monthly except in July, November & December only one meeting |
| Fruit Heighs | $35 p/m | $50 p/m | Meets once a month |
| Kaysville | $30 p/m | $30 p/m | Meets twice monthly |
| Layton | $40 p/m | $40 p/m | Meets twice monthly |
| North Salt Lake | $50 p/m | $67.50 p/m | Meets twice monthly |
| South Weber | $63 p/m | $63 p/m | Meets once a month |
| Sunset | $30 p/m | $30 p/m | Meets once a month |
| Syracuse | No compensation | No compensation | They can turn in any receipts of expenditures incurred during their duty as PC & get reimbursed. |
| West Bountiful | $33.33 p/m | $46.66 p/m | Meets twice monthly |
| West Point | $25 p/m | $35 p/m | Meets twice monthly |
| Woods Cross | $50 p/m | $50 p/m | Meets twice monthly |

**CENTERVILLE**

**Staff Backup Report**
**6/2/2015**

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 June 2, 2015 City Council meeting

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No.

Short Title: The Bridge Community (Loren Pankratz)

Initiated By:

Scheduled Time:

**SUBJECT**

**RECOMMENDATION**

**BACKGROUND**

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:10

**SUBJECT**

May 12, 2015 Special Council Meeting & Closed Meeting minutes; May 19, 2015 Council Work Session, Regular and Closed Meeting minutes

**RECOMMENDATION**

**BACKGROUND**

**ATTACHMENTS:**

Description

- May 12, 2015 Special Council Meeting minutes
- May 12, 2015 Closed Meeting minutes
- May 19, 2015 Work Session minutes
- May 19, 2015 Regular Council Meeting minutes
- May 19, 2015 Closed Meeting minutes

Minutes of the Centerville **City Council** special meeting held Tuesday, May 12, 2015 at 5:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

| | |
|---|---|
| **MEMBERS PRESENT** | |
| Mayor | Paul A. Cutler |
| Council Members | Ken S. Averett<br>Tamilyn Fillmore<br>John T. Higginson<br>Stephanie Ivie<br>Lawrence Wright |
| **STAFF PRESENT** | Steve Thacker, City Manager<br>Lisa Romney, City Attorney<br>Katie Rust, Recording Secretary |
| **STAFF ABSENT** | Blaine Lutz, Finance Director/Assistant City Manager |
| **VISITORS** | Interested citizens (see attached sign-in sheet) |
| **PRAYER OR THOUGHT** | Councilman Wright |

**TEMPORARY ZONING REGULATIONS FOR SOUTH MAIN STREET CORRIDOR OVERLAY DISTRICT**

Mayor Cutler explained that, in addition to considering Temporary Zoning Regulations (TZRO) for the South Main Street Corridor (SMSC) Overlay District, he would like the Council to consider beginning the process to amend City ordinance to cap residential density for any mixed-use commercial development in the SMSC Overlay District, and consider changing City ordinances so that properties less than five acres in size could be eligible for a Planned Development Overlay (PDO). He reported that Brighton Homes has shown a willingness to meet with residents to discuss options regarding the development of property between 300 South and Porter Lane on Main Street.

Councilman Wright asked if any Council members have been involved in discussing the current application with Planning Commissioners, and if any Council members have been involved in direct negotiations with the developer, Brighton Homes. Mayor Cutler responded that he has been representing the City in discussions with Brighton Homes, and has not discussed the issue with any Planning Commissioners. The Mayor stated he asked Councilman Averett to join him in the first meeting with Brighton Homes because of his professional experience and expertise. Councilman Averett stated that he declined a request by Brighton Homes to meet prior to their application, feeling that it would be inappropriate. After an application is filed, he said he feels Council members have a responsibility to communicate the Council's willingness to negotiate, to hopefully end up with a project the citizens and developer can be happy with. Councilman Averett said he believes that in retaining legal counsel, Brighton Homes is letting the City know that they have options. Councilwoman Fillmore said that, as a Planning Commissioner, she felt her role was to evaluate an application based on land use. However, as a Council member, she feels it is her role to bring people to the table to achieve the best results possible. She said that when she found out Brighton Homes removed their invitation to meet with citizens prior to the Planning Commission meeting, she contacted Brighton and asked them to please come back to the negotiating table. She did not attend or participate in the discussions, but Brighton did meet with citizens, and has expressed willingness to continue to negotiate. Councilman Averett and Councilwoman Fillmore both stated they have not spoken to any member of the Planning Commission regarding this

application and, contrary to rumor, have no financial interest in the matter. Council members Higginson and Wright both stated they have not spoken with members of the Planning Commission, and have not participated in negotiations or discussions with Brighton Homes. Councilwoman Ivie stated she has avoided "muddying the waters." Mayor Cutler said he believes it is the Council's job to share information and help people understand the legal process that has to be followed, the property rights that property owners and developers have, and what tools are available. He said he feels that bringing people together to find solutions is the Council's job. Councilwoman Ivie disagreed, stating she feels it is her primary job to listen to the citizens, not the developer. Ms. Romney said that it has often been her advice to Planning Commission and City Council members to refrain from talking to developers or others outside the public process when there is a pending application.

Mayor Cutler explained that the SMSC Overlay District runs from the Dick's Market area at Parrish Lane along Main Street to Pages Lane. Ms. Romney confirmed that the Council could reduce the area of study in the TZRO if desired. Mayor Cutler pointed out the many restrictions involved with a TZRO for property owners. Councilman Wright added that the last thing he would want is for someone to move away because the neighborhood is no longer what they envisioned.

Mayor Cutler recommended the Council begin the process to revise density limits in the SMSC Overlay District since the Council seems to be in agreement that density should be capped, in addition to the TZRO. Councilman Wright responded he does not see the logic in beginning the process to cap density since the TZRO accomplishes the same thing. Mayor Cutler pointed out that the Council is not in complete agreement regarding the approach that should be taken and what should be studied and changed, but is in agreement regarding density. The process to amend City ordinances to cap the density will take at least six weeks. Councilman Higginson expressed a desire to negotiate with the developer to get the best possible development for the neighborhood, and expressed frustration with rumors that have been spread. He pointed out that, until the May 5th Council meeting, the Council did not have consensus to implement a TZRO. Councilman Higginson added that he is still not sure it is the right way to go. Councilman Wright said it would be doing the citizens a disservice to argue for six months. He said he does not think it will take six months if the Council works together. Mayor Cutler expressed a desire to move forward, and repeated the suggestion to start the process to adjust the PDO Ordinance and cap density in the SMSC Overlay District. The Council can try to make all the changes at once, or choose to solve one step at a time.

Lisa Romney, City Attorney, explained the pending ordinance doctrine. Councilwoman Fillmore stated she is not opposed to using a TZRO, but she has a lot of respect for the process and does not want to use a TZRO inappropriately. Councilman Wright said he considers a TZRO to be a natural part of the planning process.

The Mayor asked the Council to consider reducing the area included in the TZRO, or removing building permit restrictions from the TZRO. The Council discussed his suggestion.

**CLOSED MEETING**

At 5:55 p.m. Councilwoman Fillmore made a **motion** to move into a closed session to discuss pending or reasonably imminent litigation. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0). In attendance were: Paul A. Cutler, Mayor; Council members Averett, Fillmore, Higginson, Ivie, and Wright; Steve Thacker, City Manager; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to open meeting at 6:25 p.m.

Councilman Wright made a **motion** to adopt Ordinance No. 2015-05 establishing a TZRO within the SMSC Overlay District, with direction to strike building permit restrictions from the Ordinance. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

The Council discussed the suggestion to have staff prepare a text amendment and start the process with the Planning Commission to establish a density cap for the SMSC Overlay District, and revisit acreage requirements for PDOs. Councilman Higginson made a **motion** to direct staff to prepare a text amendment for the SMSC Overlay District related to capping residential densities at R-M levels for any mixed-use as part of a commercial development, and to revisit the acreage restrictions on PDOs. Councilwoman Fillmore seconded the motion. Council members Wright and Averett expressed concern for the demand on staff time. City Manager Thacker stated he is not opposed to the motion. The motion passed by majority vote (3-2), with Council members Averett, Higginson, and Fillmore voting in favor, and Council members Wright and Ivie dissenting. Councilman Higginson left the meeting at 6:30 p.m.

**ADJOURNMENT**

At 6:31 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

_____ _____

Marsha L. Morrow, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

Minutes of the Centerville City Council **work session** held Tuesday, May 19, 2015 at 5:10 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

**MEMBERS PRESENT**

| | |
|---|---|
| Mayor | Paul A. Cutler |
| Council Members | Tamilyn Fillmore<br>John T. Higginson<br>Stephanie Ivie<br>Lawrence Wright |
| **MEMBER ABSENT** | Ken S. Averett |
| **STAFF PRESENT** | Steve Thacker, City Manager<br>Blaine Lutz, Finance Director/Assistant City Manager<br>Katie Rust, Recording Secretary |

**BUDGET WORK SESSION**

Steve Thacker, City Manager, explained staff's recommendation for a 5% increase in the culinary water rate in FY 2016. The rate was not increased last year, and the 5% increase is recommended to avoid a much larger increase down the road. The Public Works Director and City Engineer will complete a revision and integration of the Street Maintenance Plan and the Water System Capital Plan by November of this year, at which time the Council can evaluate how to financially meet the need to replace old water mains in the roadways in the future. The City's current water rate increase policy directs maintaining between 200-300 days of cash on hand, and funding 100% of depreciation. Councilman Wright asked how the rate would be affected if 365 days of cash on hand were maintained. Blaine Lutz, Finance Director, responded that the change would need to be studied. It would depend on how the Council chooses to replace the system in the next couple of years; a pay-as-you-go approach would require more of an increase in the rate. Mr. Thacker stated that staff feels the recommended 5% increase this year is a good planning estimate that would hold the City even while the Street Maintenance Plan and Water System Capital Plan are revised. After discussing the options, all four Council members in attendance indicated they feel the 5% increase is justifiable to keep up with the impact of inflation on the water system's O&M costs, since rates were last increased two years ago.

Mr. Thacker explained his proposal for street maintenance funding in the FY 2016 Tentative Budget. In addition to appropriating $650,000 in the Budget for street maintenance, he recommends that the approximately $150,000 that will be unspent at the end of FY 2015 – of the $730,000 originally budgeted in the General Fund for the 2015 annual street contracts – be moved from the General Fund to a Capital Projects Fund. Expenditures in FY 2016 in the Capital Projects Fund would not be included in the base amount used by the State to determine whether the City is complying with the "maintenance of effort" provision of HB 362 in future years.

**ADJOURNMENT**

Mayor Cutler adjourned the work session at 5:57 p.m.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** regular meeting held Tuesday, May 19, 2015 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

**MEMBERS PRESENT**

| | |
|---|---|
| Mayor | Paul A. Cutler |
| Council Members | Ken S. Averett (arrived at 7:05 p.m.)<br>Tamilyn Fillmore<br>John T. Higginson<br>Stephanie Ivie<br>Lawrence Wright |
| **STAFF PRESENT** | Steve Thacker, City Manager<br>Blaine Lutz, Finance Director/Assistant City Manager<br>Lisa Romney, City Attorney<br>Cory Snyder, Community Development Director<br>Katie Rust, Recording Secretary |
| **VISITORS** | Interested citizens (see attached sign-in sheet) |
| **PLEDGE OF ALLEGIANCE** | |
| **PRAYER OR THOUGHT** | Councilwoman Ivie |

**OPEN SESSION**

Patricia Hedrick – Ms. Hedrick expressed concern for student safety at the school crossing at Parrish Lane and Main Street. She suggested adding a second crossing guard at that location. Ms. Hedrick also suggested an electric sign to announce City news and meetings to let people know what is happening.

Dale McIntyre – Mr. McIntyre said he was very pleased with the inspired and uplifting Centennial Celebration event on May 17th. He also stated he was pleased that all five Council members voted to require candidate financial disclosure prior to the primary election.

**YOUTH CITY COUNCIL**

Youth Mayor Jessica Greer reported on Youth Council activities during 2014-2015. Lisa Summers, Youth Council Advisor, recognized the outgoing Youth Council members:

| | |
|---|---|
| Jessica Greer, Youth Mayor | Jenna Lewis |
| Abbie Hodgson | Jeremiah Moore |
| Abigail Wadley | Jordan Hawkes |
| Brenna Wilkinson | Rachel Creer |
| Brittney McDonald | Spencer Vorgrinec |
| Hannah Klein | Valarie Beer |
| Jens Fillmore | |

**SUMMERFEST**

Emma Dugal, Executive Director of the Bountiful Davis Arts Council, introduced her assistant, Alysa Revell, and reported that the Arts Council has moved into their new location on Main Street in Bountiful. Summerfest will be held August 5th – 8th. Ms. Dugal thanked

Centerville City for continued sponsorship, and asked the Council to get the word out regarding the need for host families.

**MINUTES REVIEW AND ACCEPTANCE**

The minutes of the May 5, 2015 work session and regular Council meeting, and the May 12, 2015 special meeting and closed meeting were reviewed. Councilman Higginson made a **motion** to accept the May 5th work session and regular meeting minutes. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0). The Council chose to table approval of the May 12th minutes until the next meeting.

**SUMMARY ACTION CALENDAR**

a. Approve extension of Independent Auditor's contract
b. Begin warranty period for Chick-Fil-A

Councilman Wright requested the Council consider the two items on the Summary Action Calendar separately. Councilman Wright made a **motion** to approve item (b) on the Summary Action Calendar. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0). Councilman Wright said he agrees with the extension of the Independent Auditor's contract this year, but said he would prefer to put auditor services up for bid next year. Councilman Wright made a **motion** to approve item (a) on the Summary Action Calendar, approving a one year extension of the Independent Auditor's contract. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

**MUNICIPAL CODE AMENDMENT – SECTION 2-03-110 – CAMPAIGN FINANCE DISCLOSURE STATEMENTS – ORDINANCE NO. 2015-07**

Lisa Romney, City Attorney, explained that she prepared Ordinance No. 2015-07 according to Council direction to follow State law regarding campaign finance disclosure, with the addition of disclosure prior to the primary election. The penalty for not complying with disclosure requirements prior to the general election is removal from the ballot. She asked the Council for confirmation that the same penalty would apply for failure to comply prior to the primary election. Responding to a question from Councilman Wright regarding campaign expenditures on credit cards, Ms. Romney explained that recent amendments to State law now define an expense is reportable when the charge is incurred on a credit card.

Councilwoman Ivie made a **motion** to adopt Ordinance No. 2015-07 amending Section 2-03-110 of the Centerville Municipal Code regarding campaign finance disclosure statements, with the addition of a sentence clarifying the penalties for failing to file prior to the primary election. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

**PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENTS – SIGNS PERMITTED IN ALL ZONES – ORDINANCE NO. 2015-08**

Cory Snyder, Community Development Director, explained the recommendation from the Planning Commission for Text Amendments regarding signs permitted in all zones. The recommendations include three-foot setbacks in commercial zones, and no setback requirements in residential zones. The Council discussed size restrictions, and Councilman Averett argued against excessive visual pollution. Mr. Snyder stated that the previous Council gave direction that staff is to conduct occasional sweeps when visual pollution builds up in the

commercial corridors. He asked if the current Council would like staff to continue with the same practice. Councilwoman Fillmore commented that sign clutter contributes to the impression given by the City. She said she is comfortable with the proposed changes, and with conducting regular sweeps. Mr. Snyder said that sweeps have typically occurred every month to month and a half. Councilman Wright expressed confidence that candidates will be self-monitoring. Mayor Cutler stated that the City needs some level of proactive enforcement to deal with sign clutter, and suggested every two weeks. The Mayor pointed out that the City cannot treat the campaign period differently. Councilwoman Fillmore suggested sweeps of the commercial corridors once a month. Councilman Wright suggested that, to be consistent with other enforcement, they could go with complaint-based sign ordinance enforcement. Mayor Cutler agreed, with the exception of a periodic sweep in the commercial corridors.

At 8:00 p.m. Mayor Cutler opened a public hearing.

Patricia Hedrick – Ms. Hedrick asked for a definition of the types of signs included in the discussion. She repeated that she is interested in an electronic sign for the City as a benefit for the citizens.

The Council clarified that the portion of the code under consideration involves signs by right. Electronic signs are not allowed in certain areas of the City.

Mark Gabriel – Mr. Gabriel asked if the City gives public notification of these ordinances to citizens. Many property owners do not know what the ordinances are. The Mayor responded that the ordinance is available on the City website. Mr. Gabriel emphasized that whatever the rules end up being, they need to be lived by.

Dale McIntyre – Mr. McIntyre stated he is in favor of free speech, but said that attachments to signs that can pose a safety hazard (i.e., balloons and flags) should be addressed. Mr. Thacker responded that attachments are not allowed in the current Sign Ordinance, unless allowed with a Temporary Use Permit, such as a grand opening.

Patricia Hedrick – Ms. Hedrick asked if garage sale signs are included in the Ordinance. The Mayor responded that garage sale signs are prohibited within the public right-of-way or park strips in the current Sign Ordinance.

Mayor Cutler closed the public hearing at 8:08 p.m. Councilwoman Fillmore made a **motion** to approve Ordinance No. 2015-08 amending Section 12-54-080 of the Centerville City Zoning Ordinance regarding signs permitted in all zones, and direct staff to conduct monthly sweeps of Parrish Lane and the South Main Street Corridor for sign violations. Councilman Averett seconded the motion. Councilman Wright **motioned to amend** the motion, removing the three-foot setback in commercial zones, and directing staff to conduct quarterly sweeps of the commercial corridor. Councilwoman Ivie seconded the motion to amend. Mr. Snyder explained that the recommended setback is intended to prevent encroachment of signs in the sidewalk area, as well as preserve the visual, aesthetic appeal of the Parrish Lane area. The Council continued to discuss setbacks and frequency of sweeps. Councilman Wright amended his **motion to amend** to include a one-foot setback in commercial areas, and quarterly sweeps of the commercial corridor. Councilwoman Ivie seconded the motion to amend, which failed to pass (2-3), with Council members Wright and Ivie in favor, and Council members Averett, Fillmore, and Higginson dissenting. Councilman Wright made a **motion to amend** the original motion to approve Ordinance 2015-08 with the three-foot commercial setback and sweeps every two months, which failed for lack of second. The original motion to approve Ordinance

2015-08 and direct staff to conduct monthly sweeps passed by majority vote (3-2), with Council members Averett, Fillmore, and Higginson in favor, and Council members Ivie and Wright dissenting.

**MUNICIPAL CODE AMENDMENTS – SECTION 11-01-160 – STREET NAME AND ADDRESSING REGULATIONS – ORDINANCE NO. 2015-09**

The proposed Ordinance No. 2015-09 would add a new section to the Municipal Code. The City has received a request to add a street name to the officially assigned street numeric label. Staff thought it advisable for the City Council to adopt policies and regulations regarding such request prior to responding. Ms. Romney described the requirements in the proposed Ordinance. Councilman Wright suggested the Ordinance require a public hearing as part of the process. The Ordinance specifies that all costs associated with the application should be born by the applicant, but does not specifically address the issue of replacing street signs.

Councilman Higginson made a **motion** to approve Ordinance 2015-09 enacting Section 11-01-160 of the Centerville Municipal Code regarding street name and addressing regulations, including the addition of a public hearing. Councilwoman Fillmore seconded the motion. Councilman Averett suggested requiring the applicant to collect a certain percentage of registered property owners' signatures in favor of the change instead of, or in conjunction with, a public hearing. Councilman Higginson **amended** his motion directing staff to include the requirement that 75% of property owners on the street must approve the change by signature. Councilwoman Fillmore seconded the amendment. Councilman Wright made a **motion** to table the issue to allow staff time to draft language that includes the two suggested components. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

**SOUTH MAIN STREET CORRIDOR ZONE**

City Manager Thacker presented a proposed schedule, with target dates, for action regarding review of the South Main Street Corridor Plan and Overlay Zone and proposed Zoning Ordinance Amendments. Councilman Wright mentioned a suggestion made by Councilwoman Fillmore that the Council have a month of listening, with a public hearing at every Council meeting in June, as well as accepting comments electronically. Mayor Cutler invited public comment.

Cami Layton – Ms. Layton commented that the first week of June is a busy week with school getting out for the summer, and suggested the Council reconsider the first public hearing.

Carol Bake – Ms. Bake agreed that the first week of June is a busy week, but pointed out that for many citizens it is the week before vacations start.

Mayor Cutler agreed with the suggestion to hold multiple public hearings. Councilwoman Fillmore encouraged Council members to attend the Planning Commission public hearing, and the Planning Commissioners to attend the Council public hearings. The following schedule was agreed on:

| | |
|---|---|
| Public hearing during regular Council meeting | June 2 |
| Electronic comments will be accepted between June 2 and July 1. | |

| | |
|---|---|
| Public hearing during Planning Commission meeting | June 10 |
| At the June 10th meeting, the Planning Commission would proceed with the process to cap residential density at Residential-Medium, and the process to amend the Zoning Code to allow the PDO option for areas less than five acres in size. | |
| Public hearing during regular Council meeting | June 16 |
| Meeting with property/business owners within the SMSC | June 17 |

Travis Davis – Mr. Davis said he does not understand why the City would hold a separate meeting with business owners. He suggested the property owners and residents could comment at the same meetings.

Mayor Cutler responded that the Council met with property owners as part of the previous SMSC planning process to understand their concerns and discuss what might motivate them to invest in their property. Mr. Thacker commented that the property owners may be more willing to discuss openly in a setting other than a potentially charged public hearing. The meeting on June 17th will be a public meeting, with everyone welcome. If property owners are unable to attend the meeting on June 17th, they are welcome to comment at one of the other public hearing opportunities. Councilwoman Fillmore agreed that it is important to be respectful of property owners when zoning changes are considered.

The Council took a break from 8:59 p.m. to 9:10 p.m.

**PROPOSED COMPLETE STREETS POLICY**

Mr. Thacker stated that the intent of the proposed Complete Streets Policy is to consider opportunities to accommodate users other than automobiles as redevelopment occurs. Councilman Wright pointed out that the Policy should consider all elements in an area, and repeated his desire to have power lines on Main Street put underground. Councilman Wright stated that, in his opinion, the utility companies should bear the cost of putting the power lines underground in the interest of public safety. Councilwoman Fillmore added that completing a Main Street Public Space Plan is a priority set by the Council for this year. Mr. Thacker asked the Council to clarify whether this is a priority.

Councilwoman Fillmore made a **motion** to adopt the Complete Streets Policy as written and direct staff to bring back recommendations regarding how to implement the Policy. Councilman Wright seconded the motion. Councilwoman Ivie commented that portions of the Policy feel to her like overregulation. The motion passed by unanimous vote (5-0).

**FINANCIAL REPORT**

Blaine Lutz, Finance Director/Assistant City Manager, presented a Financial Report for the period ending April 30, 2015.

**MAYOR'S REPORT**

- The Council and Mayor commented on the success of the Centennial Celebration event on May 17th, and expressed appreciation for all of the citizens who made it possible.
- Mayor Cutler reported that the Fire Agency Board has agreed to move forward with drafting a proposal to create a Fire District that would be focused only on capital improvements.
- The Mayor reported that UTOPIA is doing better financially than it has in the past. If all cities pay their assessments, there will be no need for assessments in FY 2016. A number of cities have begun paying assessments again, and Mayor Cutler asked if the Council would be willing to pay assessments for the last three months of this year as a show of support. He said if all the cities would pay their past due assessments, UTOPIA would not need to have future assessments to the cities. UTOPIA will continue invoicing the cities for at least another six months. A work session will be held on June 16th regarding UTOPIA.

**CITY MANAGER'S REPORT**

- City Manager Thacker and the Council discussed dates and topics for work sessions in May and June. A public hearing regarding the FY 2016 Tentative Budget will be held at 6:00 p.m. on June 9th, and will be continued to the June 16th meeting. Mr. Thacker commented that he will be interviewing each employee of the Police Department prior to the Police Chief's retirement.
- Mr. Thacker reported that the air conditioner in the concessions building at Community Park needs to be replaced. The estimated cost of replacement is around $6,000.

**RDA MEETING**

At 10:01 p.m. Councilman Wright made a **motion** to move to a meeting of the Centerville Redevelopment Agency. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson, Vice Chair; Directors Averett, Fillmore, Ivie, and Wright; Steve Thacker, Executive Director; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 10:18 p.m.

**APPOINTMENT**

Mayor Cutler reported that he has received applications for the Planning Commission from three individuals, all three of whom have spoken against the current Brighton Homes application in public meeting, and would be encouraged to recuse themselves from that issue if appointed. Mayor Cutler recommended the Council appoint Cheylynn Hayman to a three-year term on the Planning Commission. The Council discussed the recommendation. Councilman Averett stated that he can support the recommendation, but suggested that the next individuals appointed to the Planning Commission not be appointed based on professional qualifications. Councilwoman Fillmore made a **motion** to appoint Cheylynn Hayman to a three-year term on the Planning Commission. Councilman Averett seconded the motion, which passed by majority vote (3-2), with Council members Ivie and Wright dissenting.

**ADJOURNMENT**

At 10:31 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (6-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 2.

Short Title: Public Hearing - Mickelson Meadows Final Subdivision - 696 East Center

Initiated By:

Scheduled Time: 7:10

**SUBJECT**

Consider final subdivision plat for the Mickelson Meadows Subdivision, located on property at 696 East Center Street. Patrick Scott, Brighton Homes Utah LLC, Applicant

**RECOMMENDATION**

Hold a public hearing, then approve the final subdivision plat as recommended by the Planning Commission.

**BACKGROUND**

For background, see the staff report from Community Development Department. Also attached are the staff report and minutes relating to the May 13, 2015 Planning Commission meeting, and the final plat of this subdivision.

**ATTACHMENTS:**

Description

- Staff Report of Planning Commission recommendation re Mickelson Meadows Final Subdivsion
- Mickelson Meadows Sudivision Plat
- 5-13-2015 PC Staff Report re Mickelson Final Subdivision
- 5-13-2015 PC minutes re Mickelson Final Subdivision

# CENTERVILLE CITY
# COMMUNITY DEVELOPMENT DEPARTMENT

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

## STAFF TRANSMITTAL REPORT

**DATE:** **MAY 13, 2015**

**PROPERTY OWNER:** **DALE AND RHONDA ENGBERSON**
**696 EAST CENTER STREET**
**CENTERVILLE, UT 84014**

**APPLICANT:** **PATRICK SCOTT**
**BRIGHTON HOMES UTAH LLC**
**215 NORTH REDWOOD ROAD #8**
**NORTH SALT LAKE, UT 84054**

**EMAIL ADDRESS:** **PATRICK@BRIGHTONHOMES-UTAH.COM**

**PROPERTY:** **696 EAST CENTER STREET**
**MICKELSON MEADOWS SUBDIVISION**

**ACREAGE:** **0.94 AC**

**ZONING:** **R-L (RESIDENTIAL-LOW)**

**APPLICATION:** **FINAL SUBDIVISION – FOUR (4) LOTS**

**PC RECOMMENDATION:** **APPROVAL OF THE FINAL SUBDIVISION PLANS AND PLAT**

### BACKGROUND

The proposed subdivision, located on property at 696 East Center Street, will consist of 4 lots, with one lot having an existing home that will remain. The total size of the property is .94 acres, with each lot being measured at differing square footage. Lot 1 is 9,236 square feet, Lot 2 is 11,653 square feet, Lot 3 is 11,303 square feet and Lot 4 is 8,967 square feet. The final subdivision plans and plat has been submitted to the City and appears to have met all previous steps for obtaining final plan and plat review and approval.

### PLANNING COMMISSION RECOMMENDATION

On May 13, 2015, the Planning Commission forwarded to the City a **recommendation of *APPROVAL*** of the proposed Mickelson Meadows Subdivision, located at 696 East Center Street, subject to the following:

***Conditions***:

1. All professional service fees shall be paid.
2. A bond shall be posted for all public infrastructure and utility work to be conducted within the subdivision prior to the plat being recorded. Any public infrastructure or work in the public-right-of way shall require an excavation permit and bonding.
3. A current title report will need to be submitted and reviewed by City staff prior to the plat being recorded.
4. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.

***Reasons for the Action (Findings):***

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [Section 15-4-106].

**Planning Commission Vote (6-0):**

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

**LIST OF PREVIOUS PLANNING COMMISSION MEETINGS**

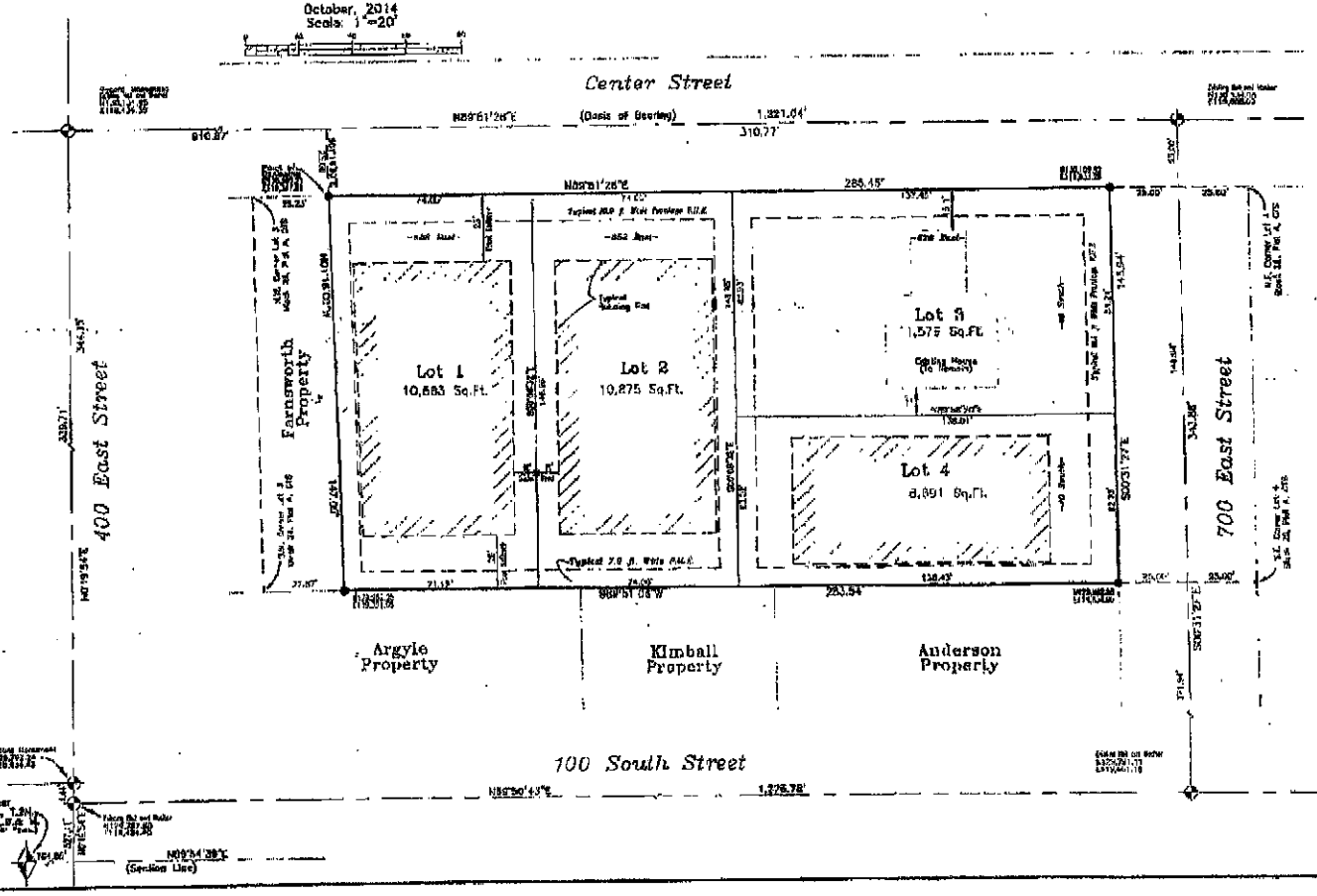
✓ *May 13, 2015*
✓ *November 14, 2014*
✓ *August 27, 2014*

# Mickelson Meadows Subdivision

Being a Part of the Southwest Quarter of Section 8, T.2N., R.1E., S.L.B.& M.
Also Being a Part of Lots 3 and 4 of Block 28, Plat A, Centerville Townsite Survey
Centerville City, Davis County, Utah


Balling Engineering
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: jscottballing@gmail.com


October, 2014
Scale: 1"=20'




## Legend

- Boundary Line
- Public Utility Easements
- Center Line
- Lot Lines
- Building Pad Outline
- Set Rebar and Cap
- Monument as Noted and Shown
- Section Corner

## Boundary Description

Beginning at a point on the South boundary of Center Street (a 66 foot wide road) which point is S89°51'26"W, 644.27 ft. along the monument of said Center Street and S0°16'20"E 33.00 ft. from the existing monument of the intersection of said Center Street with 400 East Street said Center Street, with said 33 foot wide road) from the Northeast Corner of Lot 3, Block 28, Plat A, Centerville Townsite Survey and running thence S89°51'26"W 285.45 ft. along said South boundary of Center Street to a point which is S89°51'26"W 58.00 ft. from the Northwest Corner of Lot 4 of said Block 28; thence S0°16'20"E 146.00 ft. along the West boundary of 700 East Street to North line of said South 33 foot wide road; thence S89°51'26"W 285.44 ft. along the South boundary of said Lots 3 and 4 of Block 28 to a point which is N89°51'26"E 314.00 ft. from the Southwest Corner of said Lot 3 of Block 28; thence N0°16'20"W 146.00 ft. to the point of beginning.

Containing 0.96 acres

## Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162186 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon and have subdivided said tract of land into lots together to be known as "Mickelson Meadows Subdivision" and that the same has been correctly surveyed and staked on the ground as shown.

Date: _____ Utah Surveyor No. 162186

## Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land hereby caused the same to be subdivided into lots to hereafter be known as "Mickelson Meadows Subdivision" and we hereby dedicate all Public Utility Easements as shown hereon to perpetually use the same, as well as all streets and shown hereon for any purposes as may reasonably attach and thereto, with the city's use, maintenance and operation.

In witness whereof we have hereunto set our hand this _____ day of _____, 20__.

Mickelson Properties
Richard S. Mickelson, L.L.C., A Delaware Limited Liability Company

## Acknowledgement

On the _____ day of _____, 20__, personally appeared before me, the undersigned Notary Public, Nathan Mickelson, signer of the Owner's Dedication, who duly acknowledged to me that he is the manager of MICKELSON PROPERTIES (UTAH) L.L.C., A Delaware Limited Liability Company which is the owner of the tract of land described hereon and that he signed it freely and voluntarily on behalf of said Limited Liability Company for the uses and purposes therein mentioned.

Notary Public _____

Residing in _____

My Commission Expires _____

## Centerville City Council Approval

Presented to the City Council of Centerville this _____ day of _____, 20__, at which time the subdivision was approved and accepted.

City Recorder Attest: _____

Mayor: _____

## Recommended for Approval

Recommended for approval this _____ day of _____, 20__.

Centerville City Planning Commission Chairman: _____

## Recommended for Approval

Recommended for approval this _____ day of _____, 20__.

Centerville City Engineer: _____

## Recommended for Approval

Recommended for approval this _____ day of _____, 20__.

Centerville City Attorney: _____

## Notes:

1. All Boundaries are shown on Davis County Surveyor's Utility Plats.
2. All Easements are 7.0 feet wide (unless otherwise noted) for utilities and drainage unless noted otherwise.

## Davis County Recorder

Entry No. _____ Fee Paid _____ Fee for Record and Recorded this _____ day of _____, 20__, at _____ in Book _____ Page _____ of Official Records.

_____ Davis County Recorder

By _____ Deputy Recorder

RECEIVED OCT 13 2014

# CENTERVILLE CITY
# COMMUNITY DEVELOPMENT DEPARTMENT

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

## STAFF REPORT
## AGENDA: ITEM 2

| | |
|---|---|
| **PROPERTY OWNER:** | **DALE AND RHONDA ENGBERSON**<br>**696 EAST CENTER STREET**<br>**CENTERVILLE, UT 84014** |
| **APPLICANT:** | **PATRICK SCOTT**<br>**BRIGHTON HOMES UTAH LLC**<br>**215 NORTH REDWOOD ROAD #8**<br>**NORTH SALT LAKE, UT 84054** |
| **EMAIL ADDRESS:** | **PATRICK@BRIGHTONHOMES-UTAH.COM** |
| **PROPERTY:** | **696 EAST CENTER STREET**<br>**MICKELSON MEADOWS SUBDIVISION** |
| **ACREAGE:** | **.94** |
| **TOTAL LOTS:** | **4** |
| **ZONING:** | **R-L (RESIDENTIAL-LOW)** |
| **APPLICATION:** | **FINAL SUBDIVISION** |
| **RECOMMENDATION:** | **ACCEPT THE FINAL SUBDIVISION AND RECOMMEND APPROVAL TO THE CITY COUNCIL** |

**BACKGROUND**

On November 12, 2014, the Planning Commission approved the preliminary subdivision for the Mickelson Meadows Subdivision. The proposed subdivision, located on property at 696 East Center Street, will consist of 4 lots, with one lot having an existing home that will remain. The total size of the property is .94 acres, with each lot being measured at differing square footage. Lot 1 is 9,236 square feet, Lot 2 is 11,653 square feet, Lot 3 is 11,303 square feet and Lot 4 is 8,967 square feet. The final paper plat has been submitted to the City and appears to have met all previous conditions for a final review by the Planning Commission.

## PREVIOUS CONDITIONS OF APPROVAL

1. All professional service fees shall be paid.
   - **Staff Response:** The applicant has paid all necessary application fees, yet will still be responsible in paying any additional professional service fees.

2. A bond shall be posted for all public infrastructure and utility work to be conducted.
   - **Staff Response:** This bond will need to be posted prior to the plat being recorded and any work being conducted within the public right-of-way.

3. The final subdivision plan shall indicate proper drainage and water retention to be reviewed and approved by the City Engineer.
   - **Staff Response:** Proper drainage has been shown on the final plans along with a retention area for the applicable Lots 1, 2 and 4. The City Engineer reviewed the drawings and did not have any comments concerning the proposal.

4. The applicant shall submit the final subdivision application following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
   - **Staff Response:** The final site plan application was submitted on October 20, 2014, along with the preliminary application.

5. The closest fire hydrant shall be indicated on the final plans and shall be reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
   - **Staff Response:** The fire hydrant was shown on the plans as being across the street to the north of Lot 3 on the corner of Center Street and 700 East. This location will be adequate for proper fire protection for the subdivision.

6. A current title report will need to be submitted and reviewed by City staff.
   - **Staff Response:** The title report will still need to be submitted and reviewed by the City Attorney prior to the subdivision plat being recorded.

## FINAL SUBDIVISION REVIEW CHAPTER 15-4

The final proposed plat has been created with all the necessary required information as found within Section 15-4-103 of the Subdivision Ordinance. All necessary signature blocks, and plat notes have been added to the paper plat for the preparation of recording. Prior to receiving final approval by the City Council, the City Attorney will review the final plat for accuracy. The plans have been reviewed by City staff concerning all applicable zoning regulations and were found to be acceptable.

General Review

According to the General Plan, this area is found within Neighborhood 1, Southeast 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 4 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. Proper utility easements have been provided, with a 10-foot easement for each lot along the front property line and a 7-foot easement found on two additional sides of each lot.

The proposed Mickelson Meadows Subdivision meets all applicable Zoning Ordinance Requirements for development in the R-L Zone. In addition, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

**CONCLUSION**

The submitted final plat follows the approved preliminary plans and appears to be an acceptable development for this particular parcel of land. The applicant will now be required to go before the City Council for final approval. Once they have approved the final plat, and all the signature blocks have been signed, the applicant will need to record the subdivision at the Davis County Recorder's Office. Finally, an improvements bond will need to be posted for any work within the public right-of-way, prior to a building permit being issued on any of the three lots. If the plat is not recorded within six months from the date of the City Council approval, the final plat will expire.

**PLANNING STAFF RECOMMENDATION**

*Suggested Motion for the final subdivision plat for the Mickelson Meadows Subdivision located at 696 East Center Street:* I hereby make a motion for the Planning Commission to accept the final subdivision plat and recommend approval to the City Council for the proposed Mickelson Meadows Subdivision, located at 696 East Center Street, subject to the following:

1. All professional service fees shall be paid.
2. A bond shall be posted for all public infrastructure and utility work to be conducted within the public right-of-way, prior to the plat being recorded.
3. A current title report will need to be submitted and reviewed by City staff prior to the plat being recorded.
4. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.

*Suggested Reasons for the Action (Findings):*

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].

4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [15-4-106]

**Residential-Medium (R-M) to Residential-High (R-H). Taylor Spendlove, Brighton Centerville LLC, Applicant.**

The applicant asked to postpone this item until further notice.

**MICKELSON MEADOWS SUBDIVISION | 696 EAST CENTER STREET - Consider a final subdivision plan for the Mickelson Meadows Subdivision, located on property at 696 East Center Street. Patrick Scott, Brighton Homes Utah LLC, Applicant**

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved a preliminary subdivision for Mickelson Meadows. The proposed subdivision consists of four (4) lots, with one lot having an existing home that will remain. Each lot depicted has adequate frontage, buildable area, easements, and setbacks as required. The final paper plat has been submitted to the City and appears to meet all previous conditions for a final review by the Planning Commission. Mr. Toponce reviewed the conditions set during the preliminary subdivision process. The applicant has met a majority of the conditions including drainage and zoning requirements. The applicant will be required to pay all applicable fees, post all required bonds, and submit an appropriate title report. The applicant must receive final approvals for the subdivision from the City Council.

Lisa Romney, City Attorney, suggested an amendment to the proposed condition #2. She suggested separating the bonding requirements for infrastructure within the subdivision and infrastructure within the public right-of-way.

Chair Hirschi made a **motion** for the Planning Commission to accept the final subdivision plat and recommend approval to the City Council for the proposed Mickelson Meadows Subdivision, located at 696 East Center Street, subject to the following:

***Conditions***:

1. All professional service fees shall be paid.
2. A bond shall be posted for all public infrastructure and utility work to be conducted within the subdivision prior to the plat being recorded. Any public infrastructure or work in the public-right-of way shall require an excavation permit and bonding.
3. A current title report will need to be submitted and reviewed by City staff prior to the plat being recorded.
4. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.

***Reasons for the Action (Findings):***

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [Section 15-4-106].

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (6-0).

**MILES MANOR SUBDIVISION | 580 EAST 100 SOUTH - Consider a final subdivision plan for the Miles Manor Subdivision, located on property at 580 East 100 South. Patrick Scott, Brighton Homes Utah LLC, Applicant**

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved a preliminary subdivision for Miles Manor Subdivision. The proposed subdivision consists of three (3) lots. An existing home on the property will be demolished to make room for each new dwelling. Brighton Homes has been selected by the property owner to be the developer of the project. Each lot depicted has adequate frontage, buildable area, easements, and setbacks as required. Mr. Toponce reviewed the conditions set during the preliminary subdivision process. The applicant has met a majority of the conditions. The applicant will be required to pay any applicable fees, post all required bonds, and submit an appropriate title report. In addition, the applicant will be required to submit an adequate drainage plan and a remediation plan (lead contamination) to be reviewed and approved by the City Engineer. The applicant must receive final approvals for the subdivision from the City Council.

Lisa Romney, City Attorney, suggested an amendment to the proposed condition #3. She suggested separating the bonding requirements for infrastructure within the subdivision and infrastructure within the public right-of-way. She also suggested an additional condition addressing the City Engineer's review and acceptance of the drainage plan.

Patrick Scott, applicant, reported on the environmental study that has taken place on the property. He said the initial concern was that there was a 50 gallon drum buried on the property. No such drum was found; however, one of the soil samples taken from the site tested positive for

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 3.

Short Title: Public Hearing - Miles Manor Final Subdivision - 580 East 100 South

Initiated By:

Scheduled Time: 7:15

## SUBJECT

Consider final subdivision plat for Miles Manor Subdivision, located on property at 580 East 100 South. Patrick Scott, Brighton Homes Utah LLC, Applicant

## RECOMMENDATION

Hold a public hearing, then approve the final plat as recommended by the Planning Commission.

## BACKGROUND

For background, see the attached staff report from the Community Development Department. Also attached are the staff report and minutes relating to the May 13, 2015 Planning Commission meeting, and the final plat.

**ATTACHMENTS:**

Description

- Staff Report of Planning Commisison recommendation of Miles Manor Subdivision
- Miles Manor Subdivision Plat
- 5-13-2015 PC Staff Report re Miles Manor Final Subdivision
- 5-13-2015 PC minutes re Miles Manor Final Subdivision

# CENTERVILLE CITY
# COMMUNITY DEVELOPMENT DEPARTMENT

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

## STAFF TRANSMITTAL REPORT

**DATE:** **MAY 13, 2015**

**PROPERTY OWNER:** **DALE AND RHONDA ENGBERSON**
**696 EAST CENTER STREET**
**CENTERVILLE, UT 84014**

**APPLICANT:** **PATRICK SCOTT**
**BRIGHTON HOMES UTAH LLC**
**215 NORTH REDWOOD ROAD #8**
**NORTH SALT LAKE, UT 84054**

**EMAIL ADDRESS:** **PATRICK@BRIGHTONHOMES-UTAH.COM**

**PROPERTY:** **580 EAST 100 SOUTH**
**MILES MANOR SUBDIVISION**

**ACREAGE:** **0.75 AC**

**ZONING:** **R-L (RESIDENTIAL-LOW)**

**APPLICATION:** **FINAL SUBDIVISION – THREE (3) LOTS**

**PC RECOMMENDATION:** **APPROVAL OF THE FINAL SUBDIVISION PLANS AND PLAT**

### BACKGROUND

Brighton Homes has been selected by the property owner to be the developer of the project. The subdivision will offer three (3) lot sizes, Lot 1 is 10,297 square feet, Lot 2 is 10,931 square feet and Lot 3 will be the largest at 11,976 square feet. An existing home on the property will be demolished to make room for each new dwelling. The final subdivision plans and plat has been submitted to the City and appears to have met all previous steps for obtaining final plan and plat review and approval.

### PLANNING COMMISSION RECOMMENDATION

On May 13, 2015, the Planning Commission forwarded to the City a **recommendation of *APPROVAL*** of the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

***Conditions***:

1. All professional service fees shall be paid.
2. Removal of the home shall take place or a bond shall be posted prior to recording the plat, for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted within the subdivision prior to the plat being recorded. Any public infrastructure or work in the public right-of-way shall require an excavation permit and bonding.
4. Remediation concerning the environmental assessment shall be determined by the City Engineer and adhered to by the applicant prior to any building permit being issued for the subdivision.
5. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
6. A current title report shall be submitted as part of the final plat submittal to City staff.
7. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.
8. Subdivision drainage plan shall be reviewed and accepted by the City Engineer prior to the recording of the plat.

***Reasons for the Action (Findings)***:

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [Section 15-4-106]

**Planning Commission Vote (6-0):**

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

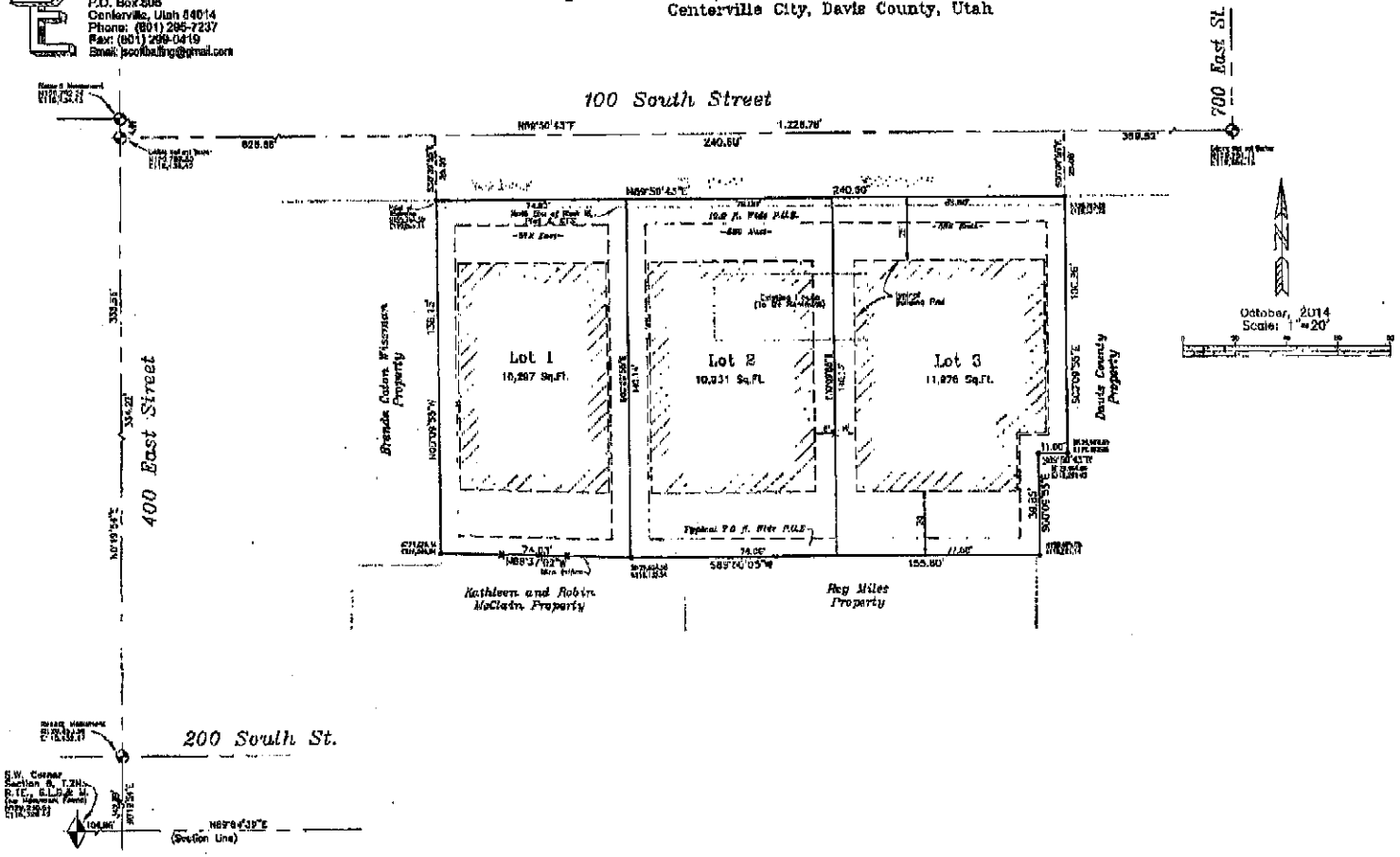
**LIST OF PREVIOUS PLANNING COMMISSION MEETINGS**

- ✓ *May 13, 2015*
- ✓ *November 14, 2014*
- ✓ *August 27, 2014*

# Miles Manor Subdivision

Being a Part of the Southwest Quarter of Section 8, T.2N., R.1E., S.L.B.& M.
Also Containing a Part of Lots 3 and 4 of Block 16, Plat A, Centerville Townsite Survey
Centerville City, Davis County, Utah


Balling Engineering
323 East Pages Lane
P.O. Box 508
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: scottballing@gmail.com


## Boundary Description

Beginning at a point on the South monument of 700 South Street in the East right-of-way line of 400 East Street, said point being North 89°50'43" East 626.66 feet along the Section line and South 334.22 feet from the Southwest corner of said Section 8; running thence North 89°50'43" East 1,226.76 feet along said monument of 700 South Street to a point which is South 89°50'43" West 359.52 feet from the Southeast corner of said Lot 3, Block 16, Plat A, Centerville Townsite Survey; thence South 00°09'55" East 339.25 feet; thence South 89°50'43" West 240.60 feet; thence South 00°09'55" East 135.36 feet; thence South 89°50'43" West 626.66 feet to the East right-of-way line of 400 East Street; thence North 00°09'54" West 474.58 feet along said East right-of-way line to the point of beginning.

Containing 6.7548 Acres

## Surveyor's Certificate

I, Scott Balling, a Registered Land Surveyor holding Certificate No. 162185 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described hereon and have subdivided said tract of land into Lots hereafter to be known as "Miles Manor Subdivision" and that the same has been correctly surveyed and staked on the ground as shown.

Date _____

## Owner's Dedication

Known all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided into Lots as hereafter to be known as "Miles Manor Subdivision" and do hereby dedicate all Public Utility Easements as shown hereon to Centerville City for the perpetual use and for services and utilities only, and that the remaining adjacent property improvements will conform with and maintain with the city's use, maintenance and ownership.

In witness whereof we have hereunto set our hand this _____ day of _____, 2014.

_____

_____

_____

# CENTERVILLE CITY
# COMMUNITY DEVELOPMENT DEPARTMENT

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

## STAFF REPORT
## AGENDA: ITEM 3

| | |
|---|---|
| **PROPERTY OWNER:** | **DALE AND RHONDA ENGBERSON**<br>**696 EAST CENTER STREET**<br>**CENTERVILLE, UT 84014** |
| **APPLICANT:** | **PATRICK SCOTT**<br>**BRIGHTON HOMES UTAH LLC**<br>**215 NORTH REDWOOD ROAD #8**<br>**NORTH SALT LAKE, UT 84054** |
| **EMAIL ADDRESS:** | **PATRICK@BRIGHTONHOMES-UTAH.COM** |
| **PROPERTY:** | **580 EAST 100 SOUTH**<br>**MILES MANOR SUBDIVISION** |
| **ACREAGE:** | **.75** |
| **TOTAL LOTS:** | **3** |
| **ZONING:** | **R-L (RESIDENTIAL-LOW)** |
| **APPLICATION:** | **FINAL SUBDIVISION** |
| **RECOMMENDATION:** | **ACCEPT THE FINAL SUBDIVISION AND RECOMMEND APPROVAL TO THE CITY COUNCIL** |

**BACKGROUND**

On November 12, 2014, the Planning Commission approved the preliminary subdivision for the Miles Manor Subdivision located at 580 East 100 South. The current site is .75 of an acre, which would allow three homes to be constructed. The subdivision will offer three lot sizes, Lot 1 is 10,297 square feet, Lot 2 is 10,931 square feet and Lot 3 will be the largest at 11,976 square feet. An existing home on the property will be demolished to make room for each new dwelling. Brighton Homes has been selected by the property owner to be the developer of the project. After working on the preliminary criteria and conditions, the applicant is now ready for a final subdivision review and approval.

## PREVIOUS CONDITIONS OF APPROVAL

1. All professional service fees shall be paid.
   - **Staff Response:** The applicant has paid all necessary application fees, yet will still be responsible for any professional service fees or required bonding.

2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
   - **Staff Response:** This condition still remains in effect.

3. A bond shall be posted for all public infrastructure and utility work to be conducted.
   - **Staff Response:** Total amount of all bonding will be determined by the City Engineer and must be posted prior to the subdivision being recorded. No work within the right-of-way may occur until the bond is in place and the subdivision has been recorded.

4. The final subdivision plan shall indicate proper water retention to be reviewed and approved by the City Engineer.
   - **Staff Response:** In reviewing the drainage and grading plan, the applicants engineer has designated retention in the southwest corners of each lot. This area will allow the water to be stored and slowly percolate into the ground. This drainage plan will still need to be reviewed by the City Engineer prior to the plat being recorded.

5. The applicant shall submit a final subdivision plat following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
   - **Staff Response:** A final subdivision application was submitted with the preliminary application on October 20, 2014.

6. The applicant will obtain a Phase 1 environmental assessment.
   - **Staff Response:** This study was performed and completed in March, 2015. The assessment report suggests that lead was found on the property, yet not to the extent that was previously indicated. The alleged 55-gallon drum, which was a concern at the preliminary site plan review, was not found. The City Engineer is currently reviewing the environmental study to address an appropriate remediation plan. No building permit will be issued on any lot of the subdivision until this remediation has taken place in accordance and approval by the City Engineer.

7. Lot 1 shall indicate the new address of 572 East 100 South.
   - **Staff Response:** This has been completed and indicated on the final plans.

8. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
   - Staff Response: This condition will remain in effect.

9. A current title report shall be submitted as part of the final plat submittal to City staff.
   - Staff response: This will still need to be submitted and reviewed by City staff prior to recordation of the subdivision occurring.

**FINAL SUBDIVISION REVIEW CHAPTER 15-4**

The final proposed plat has been created with all the necessary required information as found within Section 15-4-103 of the Subdivision Ordinance. All necessary signature blocks, and plat notes have been added to the paper plat for the preparation of recording. Prior to receiving final approval by the City Council, the City Attorney will review the final plat for accuracy. The plans have been reviewed by City staff concerning all applicable zoning regulations and were found to be acceptable.

General Review

According to the General Plan, this area is found within Neighborhood 1, Southeast 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 3 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. Proper utility easements have been provided, with a 10-foot easement for each lot along the front property line and a 7-foot easement found on two additional sides of each lot. In addition, adequate fire protection has been indicated and reviewed by the South Davis Metro Fire Marshal. Finally, the applicant will be completing a new 4-foot sidewalk along the south side of 100 South.

The proposed Miles Manor Subdivision meets all applicable Zoning Ordinance Requirements for development in the R-L Zone. In addition, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

**CONCLUSION**

The submitted final plat follows the approved preliminary plans and appear to be an acceptable development for this particular parcel of land. The applicant will now be required to go before the City Council for final approval. Once they have approved the final plat, and all the signature blocks have been signed, the applicant will need to record the subdivision at the Davis County Recorder's Office. Finally, an improvements bond will need to be posted for any work within the public right-of-way, prior to a building permit being issued on any of the three lots. If the plat is not recorded within six months from the date of the City Council approval, the final plat will expire.

**PLANNING STAFF RECOMMENDATION**

*Suggested Motion for the final subdivision plat for the Miles Manor Subdivision located at 580 East 100 South:* I hereby make a motion for the Planning Commission to accept the final

subdivision plat and recommend approval to the City Council, for the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

1. All professional service fees shall be paid.
2. Removal of the home shall take place or a bond shall be posted prior to recording the plat, for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted, prior to the issuance of a building permit.
4. Remediation concerning the environmental assessment shall be determined by the City Engineer and adhered to by the applicant prior to any building permit being issued for the subdivision.
5. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
6. A current title report shall be submitted as part of the final plat submittal to City staff.
7. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.

*Suggested Reasons for the Action (Findings):*

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [15-4-106]

***Reasons for the Action (Findings):***

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [Section 15-4-106].

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (6-0).

**MILES MANOR SUBDIVISION | 580 EAST 100 SOUTH - Consider a final subdivision plan for the Miles Manor Subdivision, located on property at 580 East 100 South. Patrick Scott, Brighton Homes Utah LLC, Applicant**

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved a preliminary subdivision for Miles Manor Subdivision. The proposed subdivision consists of three (3) lots. An existing home on the property will be demolished to make room for each new dwelling. Brighton Homes has been selected by the property owner to be the developer of the project. Each lot depicted has adequate frontage, buildable area, easements, and setbacks as required. Mr. Toponce reviewed the conditions set during the preliminary subdivision process. The applicant has met a majority of the conditions. The applicant will be required to pay any applicable fees, post all required bonds, and submit an appropriate title report. In addition, the applicant will be required to submit an adequate drainage plan and a remediation plan (lead contamination) to be reviewed and approved by the City Engineer. The applicant must receive final approvals for the subdivision from the City Council.

Lisa Romney, City Attorney, suggested an amendment to the proposed condition #3. She suggested separating the bonding requirements for infrastructure within the subdivision and infrastructure within the public right-of-way. She also suggested an additional condition addressing the City Engineer's review and acceptance of the drainage plan.

Patrick Scott, applicant, reported on the environmental study that has taken place on the property. He said the initial concern was that there was a 50 gallon drum buried on the property. No such drum was found; however, one of the soil samples taken from the site tested positive for

lead. Additional soil samples were taken on and around that area of the property (southern portion of Lot 3), but none tested abnormally high for lead. It was determined the lead found in the original soil sample was an anomaly and was thrown out. The Consultant believes the lead levels within the soil are considered natural for this area and does not recommend any soil be removed from the site. He said the City Engineer has received the study in full and the applicant is awaiting his review.

Commissioner Ince made a **motion** for the Planning Commission to accept the final subdivision plat and recommend approval to the City Council, for the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

***Conditions***:

1. All professional service fees shall be paid.
2. Removal of the home shall take place or a bond shall be posted prior to recording the plat, for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted within the subdivision prior to the plat being recorded. Any public infrastructure or work in the public right-of-way shall require an excavation permit and bonding.
4. Remediation concerning the environmental assessment shall be determined by the City Engineer and adhered to by the applicant prior to any building permit being issued for the subdivision.
5. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
6. A current title report shall be submitted as part of the final plat submittal to City staff.
7. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.
8. Subdivision drainage plan shall be reviewed and accepted by the City Engineer prior to the recording of the plat.

***Reasons for the Action (Findings)***:

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].

5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [Section 15-4-106]

The motion was seconded by Commissioner Kjar and passed by unanimous roll-call vote (6-0).

**PUBLIC HEARING | WALTON VILLAGE | 395 SOUTH MAIN STREET - Consider a proposed conceptual site plan for the Walton Village Development, on property located at approximately 395 South Main Street. The project design and layout involves 15 live/work units, 35 multi-family units, using the residential permitted allowance of 3 units per building. Taylor Spendlove, Brighton Centerville LLC, Applicant**

The applicant asked to postpone this item until further notice.

**PUBLIC HEARING | CODE TEXT AMENDMENT | SIGNS, SECTION 12-54-080-SIGNS PERMITTED IN ALL ZONES - Consider proposed zoning code text amendments for Chapter 12-54-Signs; which includes various changes to Section 12-54-080-Signs Permitted in All Zones. Centerville City, Applicant**

Cory Snyder, Community Development Director, reported the City Council requested staff draft an amendment to Section 12-54-080 of the Zoning Ordinance regarding temporary sign allowances. The Council desires the provisions for political signage be more convenient for those desiring to run for office. The Ordinance does not have a specific section for political signs; therefore, they would fall under the category of "Signs Permitted by Right." This category allows persons to place signs on a property, which includes lawful commercial or non-commercial messages, without having to obtain a permit. Persons are still required to follow the provisions of the ordinance in relation to location and size. Mr. Snyder explained that these types of signs have been viewed to cause visual clutter throughout the city and he discussed the confusion and frustration that has been associated with these types of political signs and business/private signs in the past. He said staff has attempted to draft an ordinance that is simple to understand and fair for all. He said the City Council suggested keeping a setback for "Signs Permitted by Right" but staff is proposing, for simplicity of enforcement, no setback. He also explained the proposed changes combine public facility, commercial, and multi-tenant in one provision. Mr. Snyder said he suggests multi-tenant buildings be separated and allowed a specific square footage per tenant.

Commissioner Randall said she is concerned with visual clutter. She is concerned these temporary signs could become permanent fixtures. She asked if a time limit should be set for

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 4.

Short Title: Final Subdivision Plat Extension - Legacy Trail Subdivision

Initiated By:

Scheduled Time: 7:20

## SUBJECT

Consider Extension of Final Subdivision Plat Approval for the Legacy Trail Subdivision Located at the Southwest Corner of Parrish Lane and 1250 West, Fred Hale and Chad Salmon, Applicants

## RECOMMENDATION

Approve extension of final subdivision plat approval for the Legacy Trail Subdivision, located at the southwest corner of Parrish Lane and 1250 West, to September 14, 2015. This extension does not require a public hearing.

## BACKGROUND

See attached Transmittal Report from Cory Snyder.

**ATTACHMENTS:**

Description

- Staff Report re Final Subdivision Plat Extension - Legacy Trail Subdivision (4 Lots)
- First Attachment to Staff Report - Lisa Romney Emails
- Second Attachment to Staff Report - Conditions of Approval 12-3-2014 Letter
- Legacy Trail Subdivision Plat - approved 12-2-2014

# CENTERVILLE CITY
# COMMUNITY DEVELOPMENT DEPARTMENT

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

## STAFF TRANSMITTAL REPORT

**DATE:** MAY 21, 2015

**TO:** STEVE THACKER, CITY MANAGER

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

**APPLICANT:** FRED HALE / CHAD SALMON
C/O H&S LLC
1778 WEST 1180 SOUTH
WOODS CROSS, UTAH 84087
chad@salmonelectric.com
fredh@colonialbuilding.com

**PROPERTY:** SOUTHWEST CORNER OF PARRISH LANE & 1250 WEST

**ACREAGE:** 12.15 ACRES

**ZONING:** COMMERCIAL-VERY HIGH/PLANNED DEVELOPMENT (*C-VH/PD*)

**APPLICATION:** EXTENSION OF FINAL SUBDIVISION PLAN & PLAT APPROVAL - LEGACY TRAIL APARTMENTS SUBDIVISION (4 LOTS)

**RECOMMENDATION:** APPROVE THE REQEST FOR EXTENSION

### BACKGROUND

Due to many circumstances, the applicant, Mr. Hale, has submitted a request to extend the final plans and plat approval for 3-6 months (see attachments).

The final plat for the Legacy Trail Apartments Subdivision was approved by the City Council on December 2, 2014. Such approval was conditioned upon a number of terms and conditions, many of which are still outstanding. Section 15-4-112 of the Centerville Subdivision Ordinance provides that "[i]f the final plat is not recorded within six (6) months from the date of City Council approval, such approval shall be null and void. Given the City Council approval date, the final plat is set to expire if it is not recorded by June 2, 2015. Section 15-4-112 does allow for an extension of final plat approval to be granted by the City Council for up to an additional

six (6) months. If granted, such extension would give the developer until December 2, 2015 to record the final plat.

However, it should be noted that since subdivision is also part of a PDO approval, there are relevant deadlines regarding subdivision plat approval and recording as set forth in Title 12, Chapter 41. Such provisions are more restrictive than the provisions in the Subdivision Ordinance. Specifically, Section 12-41-120 provides that the rezoning of any property to a PDO zone is subject to the "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 site plan approval, as applicable." The preliminary subdivision plat was approved by the Planning Commission on September 14, 2014. Under the provisions of Section 12-41-120, the final plat is required to be approved and recorded no later than September 14, 2015. There are no extension provisions under Section 12-41-120.

**RECOMMENDATION**

The request for this extension needs to be scheduled for City Council Agenda. Staff recommends that the City Council grant the final subdivision approval, subject to all previous conditions of approval, with a specific date of September 14, 2015 (*not December 2, 2015*) to record the final plat.

## Marsha Morrow

**From:** Lisa Romney
**Sent:** Monday, May 18, 2015 12:21 PM
**To:** Fred Hale (fredh@colonialbuilding.com); Chad Salmon (chad@salmonelectric.com)
**Cc:** Cory Snyder; Brandon Toponce; Donna Wilkinson; kevin campbell
**Subject:** FW: Legacy Trails - Final Paper Plat Review
**Attachments:** hale_salmon.final approval.12-3-2014.pdf

Fred, as requested at our meeting this morning, here is a copy of the email I previously sent regarding requirements for final plat and final plat recording.

Lisa

**Lisa G. Romney**
**Centerville City Attorney**
**250 North Main Street**
**Centerville, Utah 84014**
**(801) 335-8842 (Direct Line)**
**(801) 295-3477 (Main Office)**
**Lromney@centervilleut.com**

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**From:** Lisa Romney
**Sent:** Thursday, February 12, 2015 2:31 PM
**To:** Fred Hale (fredh@colonialbuilding.com); Chad Salmon (chad@salmonelectric.com); jscottballing@gmail.com; Kelly Rasmussen (kellyr@aspentitle.com)
**Cc:** Cory Snyder; kevin campbell; Randy Randall; Marsha Morrow; Donna Wilkinson
**Subject:** Legacy Trails - Final Paper Plat Review

I have completed my review of the final paper plat for the proposed Legacy Trails Subdivision. As part of this review, I have reviewed the title report (current as of 1/27/2105), conditions of final plat approval by the City Council (approved on 12/2/2014) and conditions of PDO rezone approval (approved by City Council on 3/19/2014). The following comments and corrections are provided regarding my review. Other corrections and comments may be provided by the City Engineer.

1. Since you are not planning to record the plat immediately, you will need to provide an updated title report current within 30 days of recording date for review by the City. Some of these comments acknowledge this delay and possible changes in ownership or easements reflected on the current title report. In the updated title report, please have the title company also check "GT Development & Holdings, Inc." for judgments and liens.
2. The boundary description must be reviewed by the City Engineer for accuracy. The boundary description will also be reviewed by the City Recorder to ensure the legal description on the plat matches the legal description in the title report. You may want to confirm ahead of time that these legal descriptions are accurate and identical.

3. The Owner's Dedication lists the owner as "Legacy Trails, LLC." This entity is not yet the listed owner of record of the property. The title report currently lists H&S, LLC and GT Development Holdings, Inc. as the property owners of record. It is fine to list a proposed new owner on the plat for the Owner's Dedication, but such owner must be listed in an updated title report to be submitted when ready to record. Evidence of creation as a Utah limited liability company is also required to be submitted.
4. Under signature lines for Owner's Dedication, change "." after "Legacy Trails. LLC" to a comma
5. In Acknowledgment, add comma to Legacy Trails LLC reference to read "Legacy Trails, LLC"
6. Delete the word "and" after "Limited Liability Company" in the 8th line of the Owner's Dedication.
7. Make reference in Owner's Dedication to "Legacy Trails Apartments, LLC" consistent with parenthetical reference to owner of Parcel E as "Legacy Trails Owner's Association"; I am assuming these are supposed to be the same entity?
8. Evidence of creation of owner's association will be required prior to recording the plat.
9. There are a lot of easements encumbering the property. By State law, all easements of record as shown in the title report will need to be shown on the plat, vacated, or referred to in a plat note by Entry Number, Book, and Page. Specifically, the following easements of record shown in title report dated 1/27/2015 must be shown on plat or vacated: Exceptions 11-16, 19, 24-32, and 37-39.
10. The previously recorded Waterline and Public Utility Easement will need to be shown on final plat or referenced.

In addition to the above comments on the final paper plat, the following conditions must be met prior to recording the final plat:

1. I have received the CC&R's for the subdivision. I will review and provide comments when you are ready to record the final plat. You may want to make sure the CC&R's cover the maintenance obligations regarding trail fencing and landscaping.
2. Conditions of final plat approval by the City Council must be met. These conditions are set forth in the attached letter from City Recorder dated 12/3/2014. Specifically, the following conditions must be confirmed as completed: Conditions 2, 4-7, and 9-11.
3. The Trail Maintenance Agreement between UDOT and the City must be approved and executed.
4. Enter into Improvement Agreement with the City for remaining infrastructure within and outside of subdivision.
5. Post bond for remaining infrastructure within and outside subdivision.
6. Comply with all remaining provisions of Infrastructure Development Agreement (for work prior to recording plat).

Let me know if you have any questions or need further direction.

Lisa

**Lisa G. Romney**
**Centerville City Attorney**
**250 North Main Street**
**Centerville, Utah 84014**
**(801) 335-8842 (Direct Line)**
**(801) 295-3477 (Main Office)**
**Lromney@centervilleut.com**

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# CENTERVILLE CITY

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

Incorporated in 1915



*Mayor*
Paul A. Cutler

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

*City Manager*
Steve H. Thacker


December 3, 2014

Fred Hale
Chad Salmon
c/o H&S LLC
1778 West 1180 South
Woods Cross, UT 84087

Re: Final Subdivision Plan – Legacy Trail Subdivision (4 Lots)

Dear Fred & Chad:

At their December 2, 2014 Council meeting, the City Council approved the Final Subdivision Plan for the Legacy Trail Subdivision located at the Southwest Corner of Parrish Lane and 1250 West in the C-VH/PD Zone subject to the following conditions and findings:

1. The plat and plans shall provide for the construction of the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About.
2. An off-site dedication parcel to UDOT and a public trail easement, located to the southwest, shall be recorded in conjunction with the subdivision plat.
3. As deemed acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along identified sections of the trail.
4. As deemed acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.
5. Concerning the trail system, the final plat and plans, along with the landscaping plan and design, shall be reviewed by both the City and UDOT and shall obtain written acceptance from each entity.
6. The final plat and plans shall be deemed acceptable, in accordance with applicable Ordinances or PDO approval, by the City's Engineer and Attorney (e.g., the engineering review comments, providing a final title report, and providing a copy of the CC&R's).
7. The applicants/developers shall establish, post, or pay any applicable, bonds, impact, fees, or other related costs, as defined in the City's Fee Schedule or Ordinances.
8. Developer shall construct and install an 8-foot wide asphalt trail along Parrish Lane and the west side of the subdivision connecting into the Legacy Parkway Trail just north of the Birnam Woods Trailhead as more particularly set forth in the subdivision plans and construction drawings ("Trail System"). Developer shall pay for the cost of installation and construction of the Trail System, subject to possible tax increment reimbursement as may be approved by the Centerville City Redevelopment Agency.
9. Developer shall submit a landscaping and fencing plan for landscaping and fencing associated with and adjacent to the Trail System to be reviewed and approved by the City Staff prior to recording of the final subdivision plat. The landscaping plan shall include drought-tolerant plants along Parrish Lane.


MAKING Life BETTER
Centerville City

10. Except as otherwise agreed to in writing by UDOT or the City, the Developer or an acceptable owners association shall own and maintain all fencing and landscaping associated with and adjacent to the Trail System in accordance with landscaping and fencing plans approved by the City. If such improvements are to be maintained by an owners association, the maintenance obligations shall be specifically addressed in the CC&R's for the project. Developer and/or the owners association shall enter into maintenance agreements as required by UDOT or the City regarding such maintenance to be recorded against the property. All maintenance obligations, CC&R's and maintenance agreements shall be finalized and executed prior to recording of the final subdivision plat.
11. Developer shall not be responsible for maintaining the trail surface. The City agrees to enter into a Trail Maintenance Agreement with UDOT acceptable to the City regarding maintenance of the trail. The final subdivision plat shall not be recorded until and unless such agreement has been fully executed by the City and UDOT.
12. If Developer desires to install any public improvements within the subdivision prior to recording of the final subdivision plat (as allowed by Utah Code Ann. § 10-9a-604.5), Developer shall enter into a development and construction agreement with the City specifying the terms and conditions for such construction prior to recording of the plat.

*Suggested Reasons for the Action (Findings):*

a. The City Council finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
b. The City Council finds that the submitted final subdivision plat and plans are sufficient in scope to access the subdivision's compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
c. The City Council finds that the Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses.
d. Therefore, the City Council finds that the subdivision will require a cohesive review and approval approach to ensure that the subdivision addresses the needs of the entire project in relation to creating self-sustaining independent lots.
e. The City Council finds that the conditions of the preliminary plan approval address the adequacy for probable compliance with the adopted regulations and provide needed feedback for preparing and submitting a final subdivision plat and plan application.

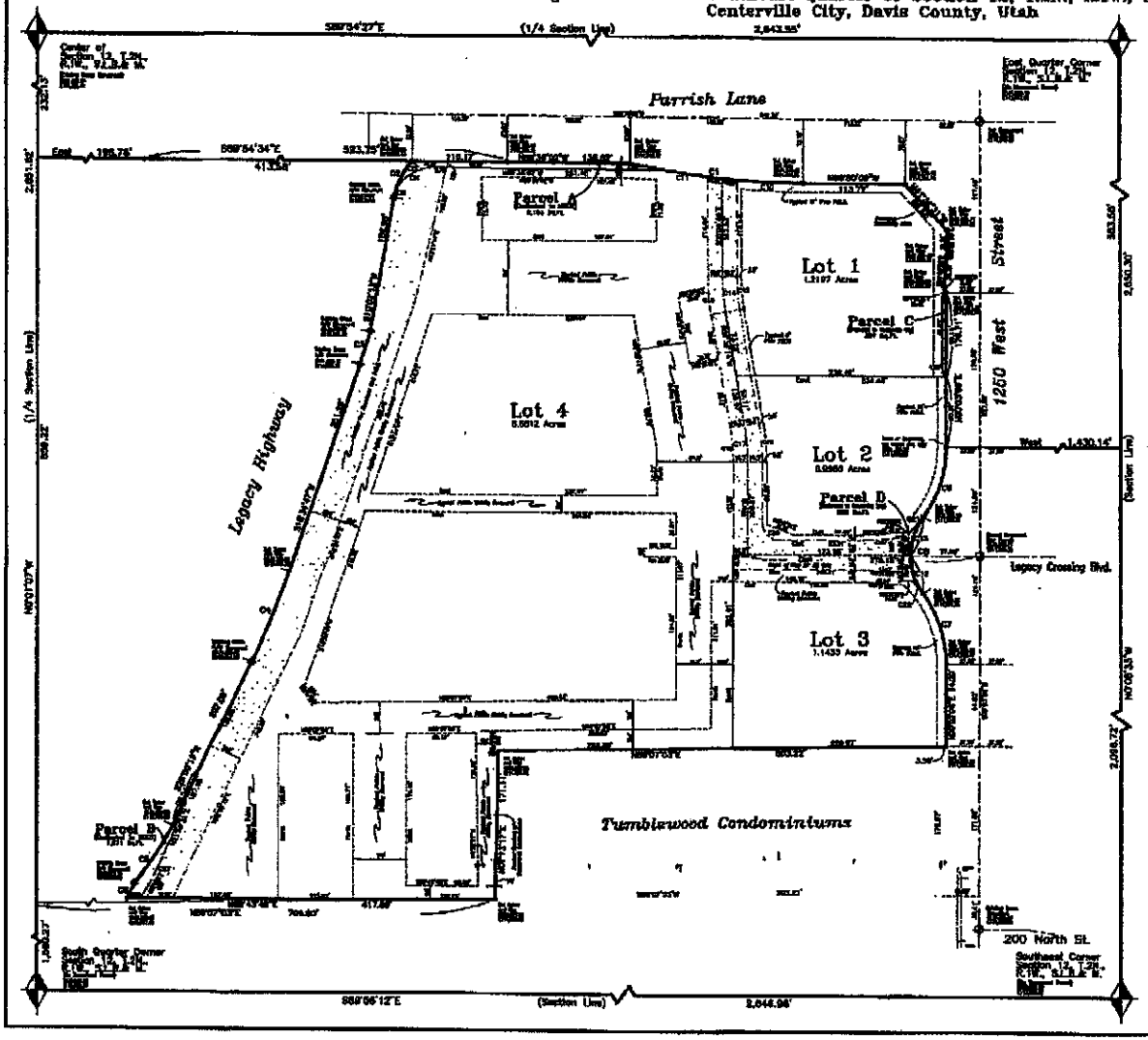
If you have any questions, please contact Community Development at 801-292-8232.

Sincerely,

Marsha L. Morrow, MMC
City Recorder

# Legacy Trail Subdivision

Being a Part of the Southeast Quarter of Section 12, T.2N., R.1W., S.L.B.& M.
Centerville City, Davis County, Utah




## Surveyor's Certificate

I, J. J. Scott Balling, a Registered Land Surveyor holding Certificate No. 164747 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into Lots, and parcels hereafter to be known as "Legacy Trails Subdivision" and that the same has been correctly surveyed and staked on the ground as shown.

Date _____ Utah Surveyor No. 164747

## Owner's Dedication

Known all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided into Lots, and Parcels, to hereafter be known as "Legacy Trails Subdivision" and do hereby dedicate, grant & convey to Centerville City, all those parts or portions of said tract of land designated as streets, the same to be used for the public forever; also dedicate & grant to Centerville City the public utility easements as shown hereon, to be used for the installation, maintenance and operation of the utilities.

In witness whereof we have hereunto set our hand this _____ day of _____ 2014.

Paul L. Hunt, Manager — Chad Bowers, Manager
Legacy Trails, L.L.C.
a Utah Limited Liability Company

## Acknowledgement

On this _____ day of _____ 2014, personally appeared before me, _____ a notary public, Paul L. Hunt and Chad Bowers, signers of the Owner's Dedication, who did acknowledge to me that they are the managers of Legacy Trails L.L.C. a Utah Limited Liability Company which duly executed the same in behalf of said company for the uses and purposes therein mentioned.

Notary Public _____

Residence _____

My Commission Expires _____

## Curve Information

| Curve | Radius | Delta | Length | Chord | Chord Bearing |
|---|---|---|---|---|---|
| C1 | 50.00' | 90°00'00" | 78.54' | 70.71' | S45°05'33"E |
| C2 | 50.00' | 90°00'00" | 78.54' | 70.71' | S44°54'27"W |
| C3 | 50.00' | 90°00'00" | 78.54' | 70.71' | N45°05'33"W |
| C4 | 50.00' | 90°00'00" | 78.54' | 70.71' | N44°54'27"E |
| C5 | 1,000.00' | 1°00'00" | 17.45' | 17.45' | N0°35'33"W |
| C6 | 1,000.00' | 1°00'00" | 17.45' | 17.45' | N0°35'33"W |
| C7 | 1,000.00' | 1°00'00" | 17.45' | 17.45' | N0°35'33"W |
|

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 5.

Short Title: Public comment re South Main Street Corridor Plan/Overlay Zone

Initiated By: City Council

Scheduled Time: 7:25

**SUBJECT**

**RECOMMENDATION**

Receive public comments about the South Main Street Corridor (SMSC) Plan and related zoning ordinance (overlay zone).

**BACKGROUND**

At their May 19 regular meeting, the City Council agreed to solicit concerns about the SMSC Plan/Ordinance by offering the following opportunities for public comment:

- During the City Council's regular meeting on June 2. The estimated time for this matter is 7:25 p.m.
- During the Planning Commission's regular meeting on June 10. The estimated time for this matter is 8:00 p.m.
- During the City Council's regular meeting on June 16. The estimated time for this matter is not yet known, but will likely be between 7 and 8 p.m.
- The City Council and Planning Commission will hold a combined special meeting on June 17 at 7:00 p.m. to listen specifically to property and business owners within the SMSC boundaries.
- Written comments will be accepted until June 30 via email sent to southmain@centervilleut.com or by mail to the City Recorder at City Hall, 250 N. Main Street.

Council Members and Planning Commissioners will be provided with the minutes of all these meetings, as well as the written comments. These two bodies will then meet to discuss and consider potential revisions to the SMSC Plan/Ordinance.

Staff will not be making presentations about the SMSC Plan/Ordinance at these meetings, but will be present to answer questions. Therefore, those wishing to comment are encouraged to become familiar with the content of the Plan/Ordinance, which are attached or can be accessed via the homepage of the City's website: www.centervilleut.net .

**ATTACHMENTS:**

Description

- SMSC Ordinance
- SMSC General Plan

**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.

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

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*:

- 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

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.

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

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

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.

(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.

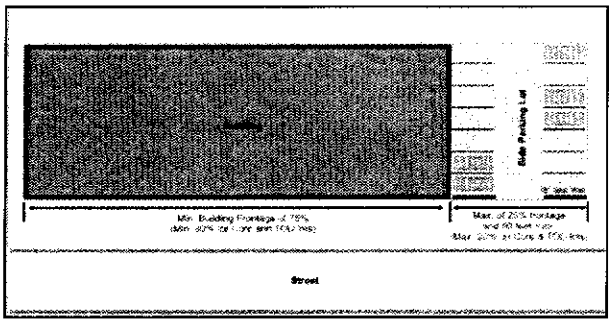



**Figure 1 – Example Parking Lot & Stall Arrangement**

# CENTERVILLE CITY

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

Incorporated in 1915



*Mayor*
Paul A. Cutler

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

*City Manager*
Steve H. Thacker


# interoffice MEMORANDUM

[redacted]

**to:** Mayor Cutler
City Council
**cc:** Department Heads
Planning Commission
**from:** Steve H. Thacker, City Manager
**subject:** City Manager's Summary of May 5, 2015 Council Meeting
**date:** April 30, 2015

**5:30** **Work Session re South Main Street Corridor** – At their April 21 meeting, the City Council agreed to meet in a future work session to discuss the scope of work relating to a review of the South Main Street Corridor Plan/Ordinances, and the potential use of consultants in this review process. To prepare for this work session, Council members may want to review the current Plan and related ordinances, which are attached to NovusAgenda online. The work session begins at 5:30 p.m. Dinner will be available beginning at 5:15. The Community Development Director, City Attorney, City Manager and Assistant City Manager will participate in this work session.

**7:00** **Regular City Council Meeting**

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

**E.2.** **URMMA Proposal** – Paul Johnson, Executive Director of the Utah Risk Management Mutual Association (URMMA), will explain a proposal to open up URMMA membership to special districts. URMMA received a request from a special district to join, but membership is currently limited to municipalities. The URMMA Executive Committee is seeking feedback from all of the member cities about this possibility.

**E.3.** **Financial Report** – This report covers the nine-month period ending March 31, 2015. It was scheduled on the April 21 agenda, but was tabled to this meeting.

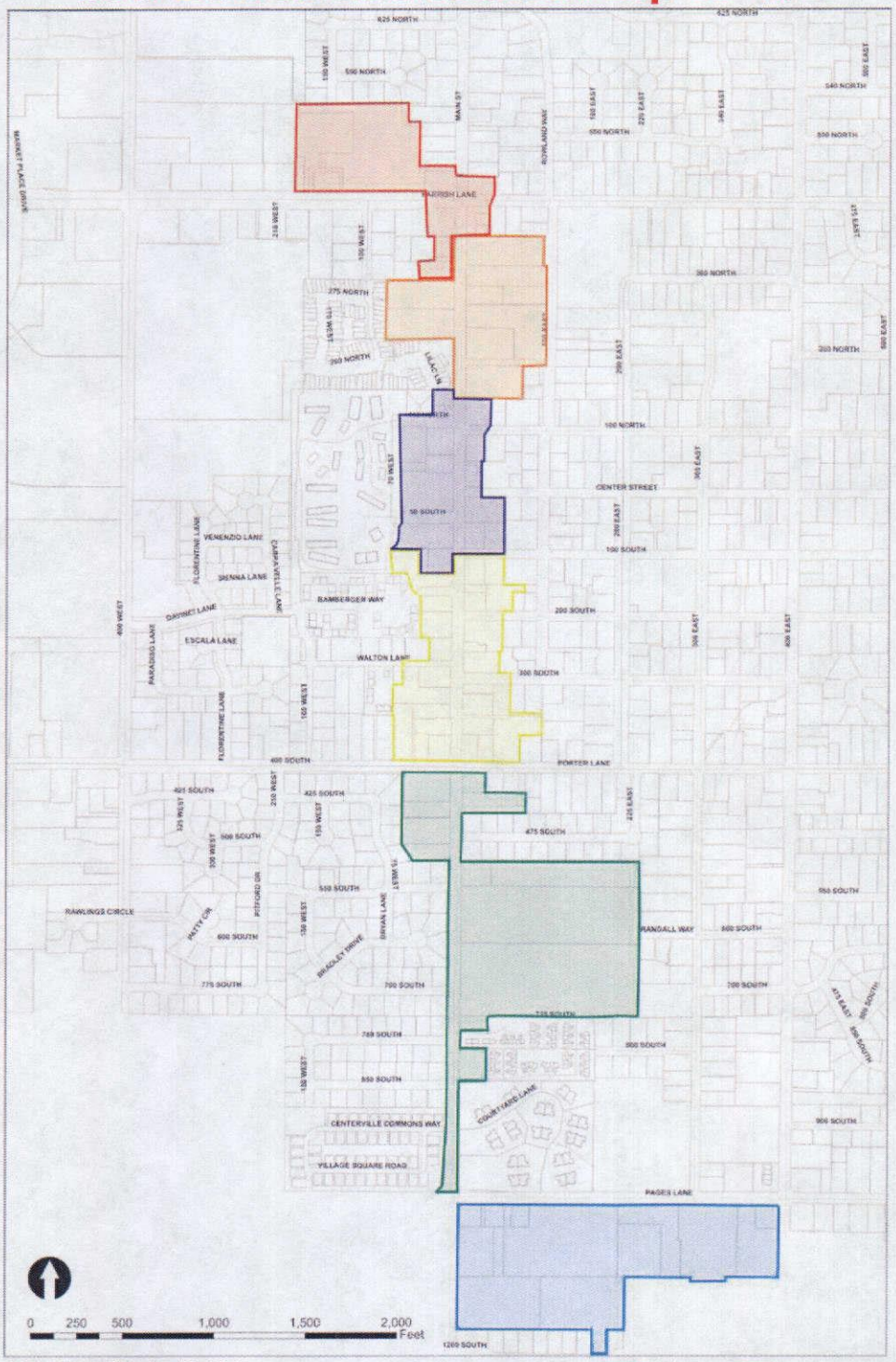
**E.4.** **Amend FY 2015 Budget** – Typically budget amendments are needed each year in June before the close of the fiscal year. In addition, some amendments are needed at this time to accommodate the award of bids for re-roofing City Hall and the 2015 Street Overlay Project, some expenditures funded by grants, and a few other adjustments. This matter was tabled from the April 21 meeting. A public hearing must first occur before the City Council can approve the amendments.

**E.5.** **Summary Action Calendar**

**a.** **Bid award to re-roof City Hall** – This project was originally bid in the fall of 2014, but bids were much higher than the available budget. This re-bid has resulted in a more acceptable bid of $61,500—from VIP Roofing. However, a budget amendment in item #4 on the agenda is still needed before this bid can be awarded.


MAKING Life BETTER
Centerville City

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




Main Street Overlay District
Regulating Plan

# Traditional Main Street Lot

**Building Envelope Specifications:**

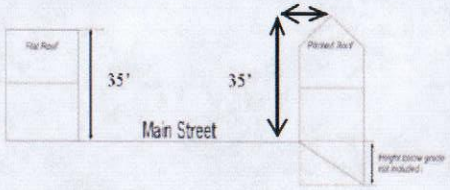
**Height** East Side , 1.5/ 2 stories 25' maximum
West Side 1.5/ 3 stories 35' maximum w/ CUP
**First Floor:** 10' clear height (minimum 50% of floor)
**Upper Floor:** 8' clear height
**Front of Lot:** Required Build-To Range (RBR) 5' to 10'
**Sides of Lot:** No setback required
**Rear of Lot:** 15' 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:**

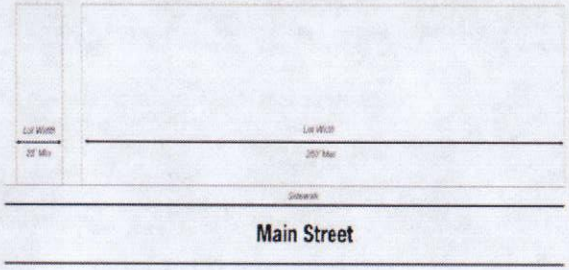
**Solid to Void Ratio:** 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 to 60% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
**Uses:** Ground floor uses shall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

Character Examples

Building Height
( 35' from Grade of Main Street )




Lot Width
(25' Min to 260' 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%)

# 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 Height
( 35' from grade of Main Street )




Lot Width
(25' Min to No Max)




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

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

% of Building within RBR
(75 to 100%)

# City Center Main Street Lot

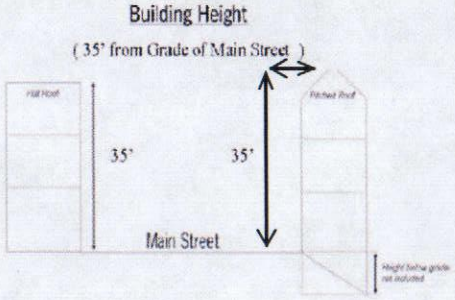
**Building Envelope Specifications:**

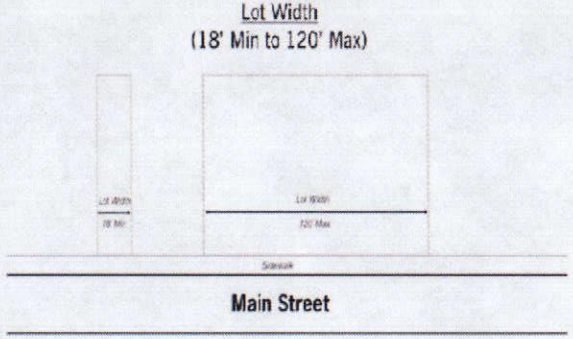
**Height:** East Side , 1.5/ 2 stories 25' maximum
West Side 1.5/ 3 stories 35' maximum w/ CUP
**First Floor:** 12' clear height (minimum 50% of floor)
**Upper Floor:** 8' clear height
**Front of Lot:** Required Build-To Range (RBR) 2' to 5'
**Sides of Lot:** 0' to 10' max
**Rear of Lot:** 15' setback to building
**Lot Width:** 18' to 120'
**Building Frontage:** Minimum 80% of lot width
**Street Facade:** Minimum 75% in the RBR

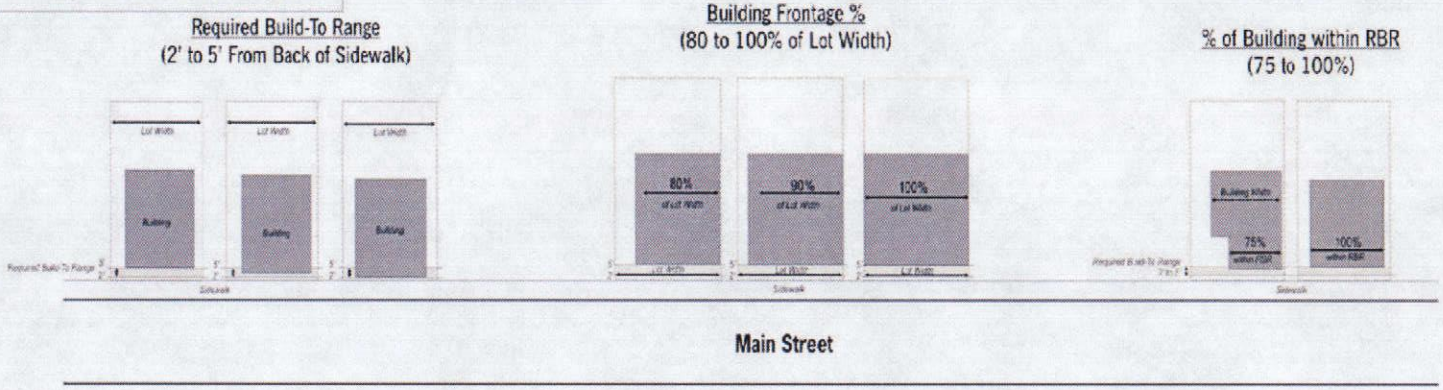
**Building Use & Element Specifications:**

**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 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



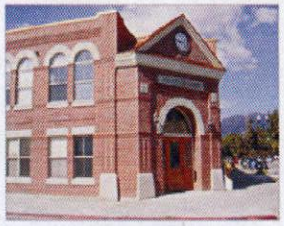



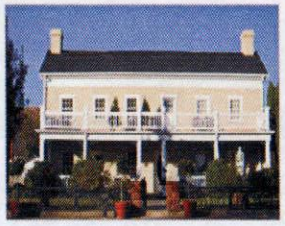



# Corner Gateway Lot

**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



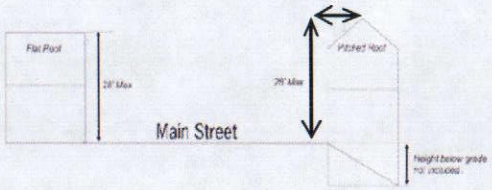


Character Examples

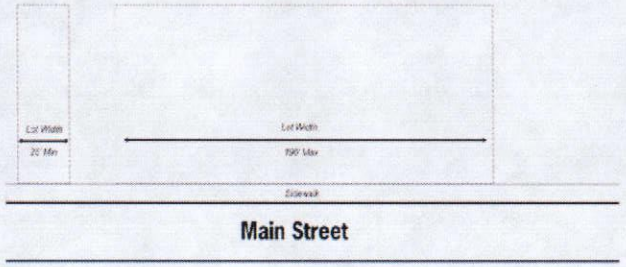
**Building Use & Element Specifications:**

**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)



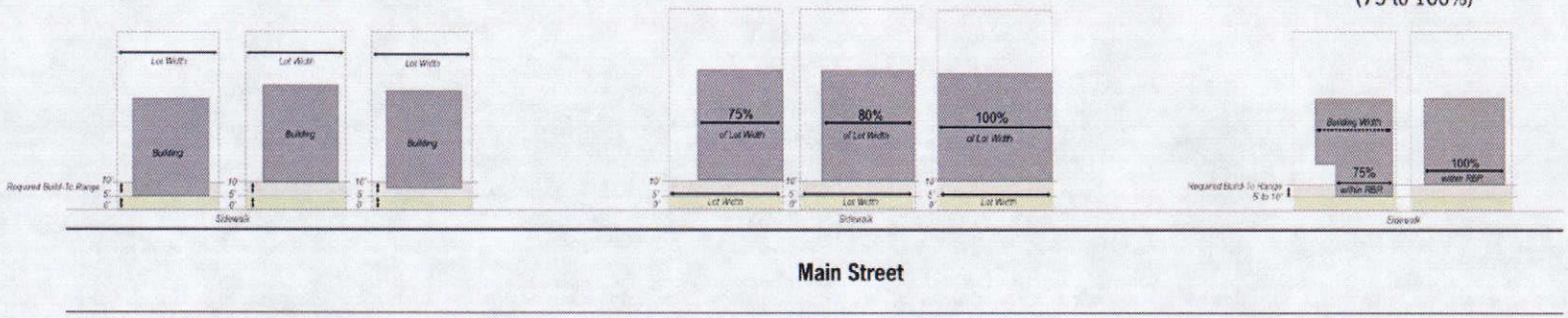

Lot Width
(25' Min to 190' Max)




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

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

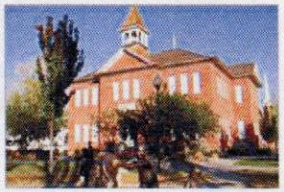
% of Building within RBR
(75 to 100%)



# 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

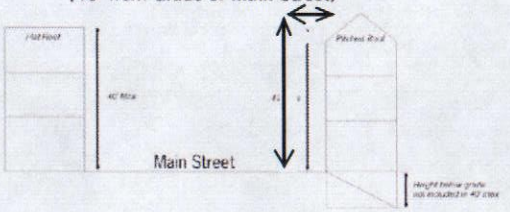


Character Examples

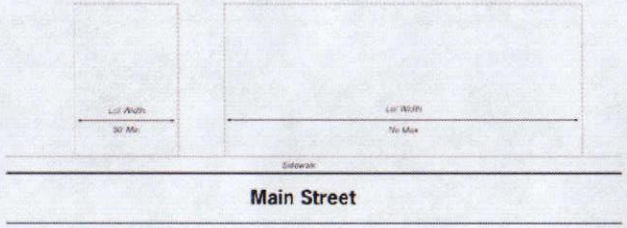
**Building Use & Element Specifications:**

**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)



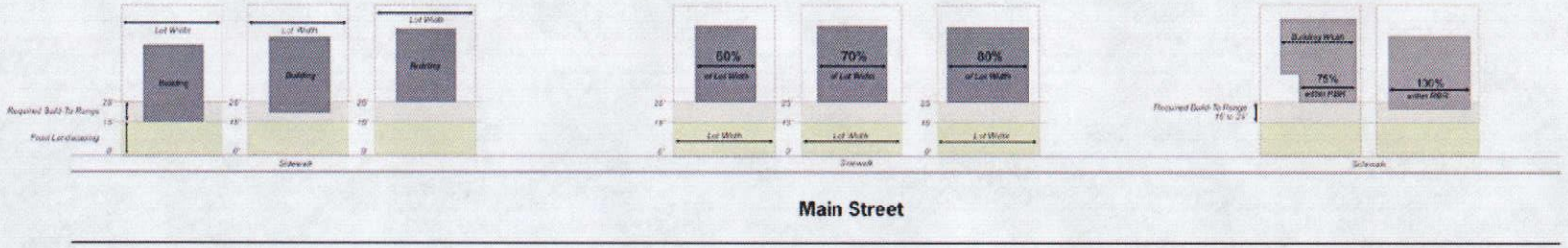

Lot Width
(50' Min to No Max)




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%)



# Traditional House Lot

**Building Envelope Specifications:**

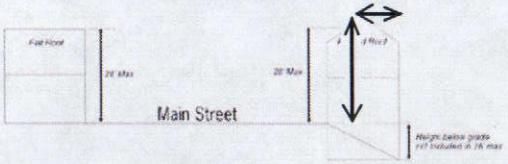
**Height:** 1 or 2 stories, 28' maximum
**First Floor:** 9' clear height (minimum 75% of floor)
**Upper Floor(s):** 8' clear height
**Front of Lot:** Required Build-To Range (RBR) 15' to 25'
**Sides of Lot:** 5' min
**Rear of Lot:** 15' setback to building
**Lot Width:** 25' to 120'
**Building Frontage:**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

Character Examples

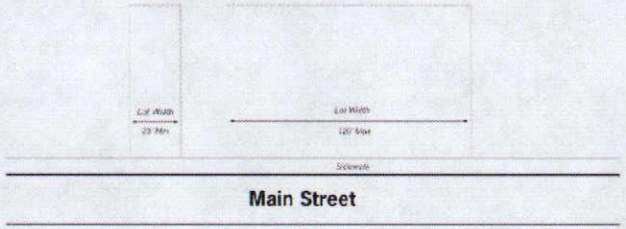
**Building Use & Element Specifications:**

**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)



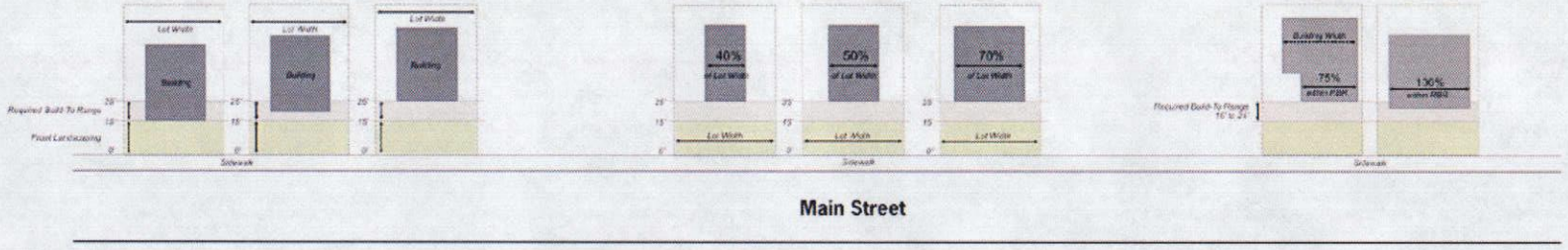

Lot Width
(25' Min to 120' Max)




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%)



# Brownstone/Live-Work Lot

**Building Envelope Specifications:**

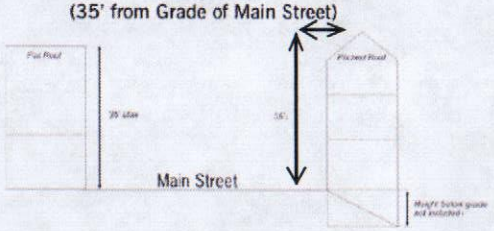
**Height:** 2 or 3 stories, 35' maximum
**First Floor:** 10' clear height (minimum 75% of floor)
**Upper Floor(s):** 8' clear height
**Front of Lot:** Required Build-To Range (RBR) 5' to 10'
**Sides of Lot:** 0' min
**Rear of Lot:** 15' setback to building
**Lot Width:** 32' to 50'
**Building Frontage:**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

**Building Use & Element Specifications:**

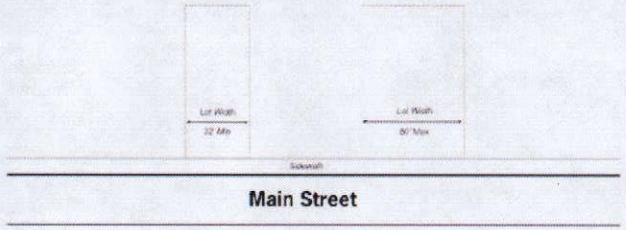
**Solid to Void Ratio:** 30 to 60% openings (voids) are required on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
**Uses:** The ground level may be used for a small office or business as associated with a live-work unit.
**Units:** 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)



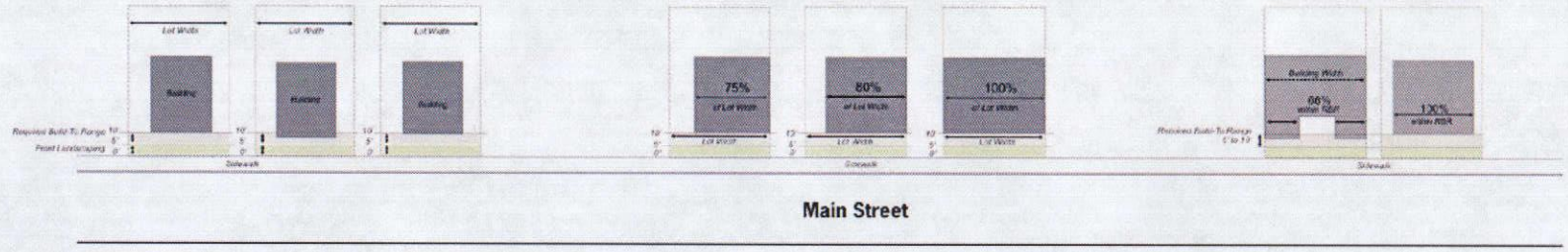

Lot Width
(32' Min to 50' Max)




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%)



| ***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 |

| 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<br>15 Feet for "H" | 8 feet for "M" Zones<br>15 Feet for "H" |

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

| Lot Types | Height | | | | Setbacks | | | Siting | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | *Total* | *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 | 25' | 1.5/2 | 12 | 8 | 2 to 5 | 0/10 max | 15 | 18/120 | 75 | 80 to 100 |
| b. West Side | 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 | 25' | 1.5/2 | 10 | 8 | 5 to 10 | 0 | 15 | 25/240 | 75 | 75 |
| b. West Side | 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 it 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 charette 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.

*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.

## *SOUTH MAIN STREET COORIDOR-WIDE VISION*

*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 COORIDOR-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.

*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.

## *SOUTH MAIN STREET COORIDOR-WIDE VISION*

*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 commercials 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 COORIDOR-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.

*GOALS:*

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

## *NORTH GATEWAY MIXED USE DISTRICT*

*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.

*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.

## *CIVIC/CULTURAL DISTRICT*

*OBJECTIVES:*

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 STEET 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 STEET 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.

*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.

## *NORTH GATEWAY & PAGES LANE MIXED USE DISTRICTS*

*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).

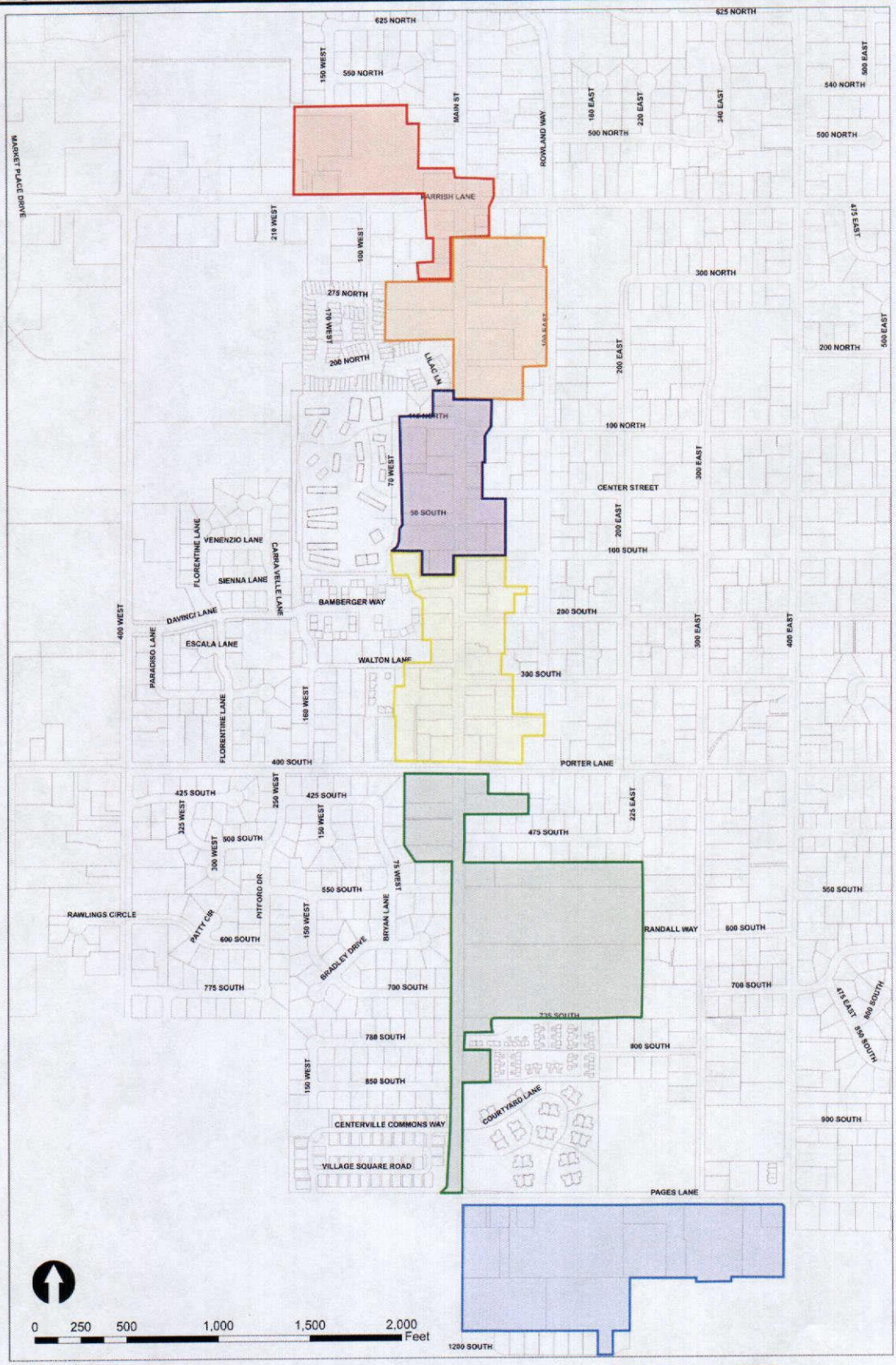
9.B. Establish a front setback range of 0' minimum to 15' maximum to have buildings address the street.

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.

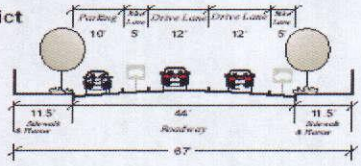
9.F. Utilize an urban streetscape pattern, with plazas, gallerias, and wide sidewalks to enhance the pedestrian experience within the mixed-use area.



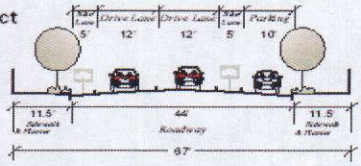

Main Street Overlay Districts

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

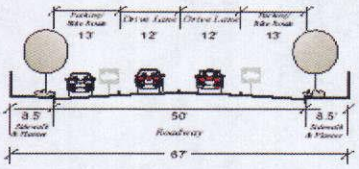
Gateway District



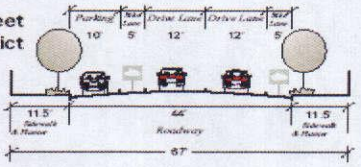

Civic District



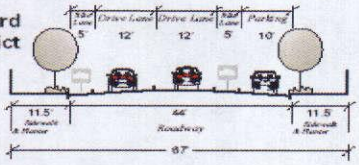

City Center Main Street District

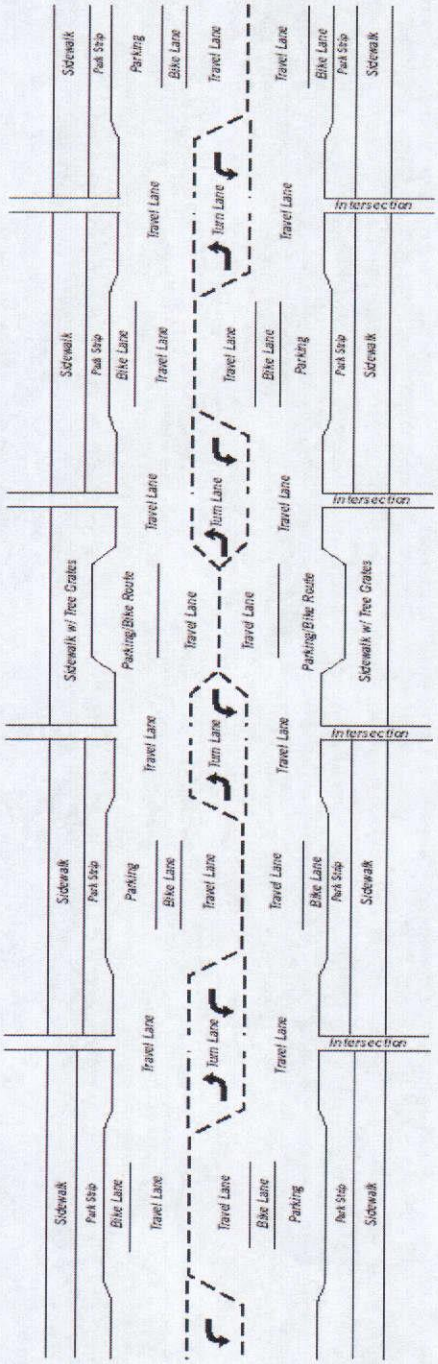



Traditional Main Street District




Residential Boulevard District




# 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**

| | Sidewalk Zone | | Roadway Zone | | | | | | | Sidewalk Zone | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| District | West Sidewalk | Park Strip | West Parking | Bike Lane | Travel Lane | Center Lane | Travel Lane | Bike Lane | East Parking | Park Strip | East Sidewalk | Total |
| Gateway | 7 | 4.5 | 10 | 5 | 12 | | 12 | 5 | | 4.5 | 7 | 67 |
| *alternate side of on-street parking by block* | | | | | | | | | | | | |
| Civic | 7 | 4.5 | | 5 | 12 | | 12 | 5 | 10 | 4.5 | 7 | 67 |
| *alternate side of on-street parking by block* | | | | | | | | | | | | |
| City Center | 8.5 | | 13 | | 12 | | 12 | | 13 | | 8.5 | 67 |
| Traditional Main Street | 7 | 4.5 | 10 | 5 | 12 | | 12 | 5 | | 4.5 | 7 | 67 |
| *alternate side of on-street parking by block* | | | | | | | | | | | | |
| Residential Boulevard | 6 | 5.5 | | 5 | 12 | | 12 | 5 | 10 | 5.5 | 6 | 67 |
| *alternate side of on-street parking by block* | | | | | | | | | | | | |
| TOD | 8.5 | | 13 | | 12 | | 12 | | 13 | | 8.5 | 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**

| | Sidewalk Zone | | Roadway Zone | | | | | | | Sidewalk Zone | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| District | West Sidewalk | Park Strip & Bulb Out | West Parking | Bike Lane | Travel Lane | Center Turn Lane | Travel Lane | Bike Lane | East Parking | Park Strip & Bulb Out | East Sidewalk | Total |
| Gateway | 7 | 6 | | | 15 | 11 | 15 | | | 6 | 7 | 67 |
| Civic | 7 | 6 | | | 15 | 11 | 15 | | | 6 | 7 | 67 |
| City Center | 8.5 | 4.5 | | | 15 | 11 | 15 | | | 4.5 | 8.5 | 67 |
| Traditional Main Street | 7 | 6 | | | 15 | 11 | 15 | | | 6 | 7 | 67 |
| Residential Boulevard | 6 | 7 | | | 15 | 11 | 15 | | | 7 | 6 | 67 |
| TOD | 8.5 | 4.5 | | | 15 | 11 | 15 | | | 4.5 | 8.5 | 67 |

**Option 2: ROW with a Center Lane; Width of center lane can function as a shared transit lane**

| | Sidewalk Zone | | Roadway Zone | | | | | | | Sidewalk Zone | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| District | West Sidewalk | Park Strip | West Parking | Bike Lane | Travel Lane | Center Lane | Travel Lane | Bike Lane | East Parking | Park Strip | East Sidewalk | Total |
| Gateway | 7.5 | 5 | | | 15 | 12 | 15 | | | 5 | 7.5 | 67 |
| Civic | 7.5 | 5 | | | 15 | 12 | 15 | | | 5 | 7.5 | 67 |
| City Center | 8.5 | | 8 | | 11 | 12 | 11 | | 8 | | 8.5 | 67 |
| Traditional Main Street | 7 | 4.5 | 8 | | 12 | 12 | 12 | | | 4.5 | 7 | 67 |
| *alternate side of on-street parking by block* | | | | | | | | | | | | |
| Residential Boulevard | 6 | 6.5 | | | 15 | 12 | 15 | | | 6.5 | 6 | 67 |
| TOD | 8.5 | | 8 | | 11 | 12 | 11 | | 8 | | 8.5 | 67 |

**Option 2: Intersections Only: ROW with a Center Lane; Width of center lane can function as a shared transit lane**

| | Sidewalk Zone | | Roadway Zone | | | | | | | Sidewalk Zone | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| District | West Sidewalk | Park Strip & Bulb Out | West Parking | Bike Lane | Travel Lane | Center Lane | Travel Lane | Bike Lane | East Parking | Park Strip & Bulb Out | East Sidewalk | Total |
| Gateway | 7.5 | 5 | | | 15 | 12 | 15 | | | 5 | 7.5 | 67 |
| Civic | 7.5 | 5 | | | 15 | 12 | 15 | | | 5 | 7.5 | 67 |
| City Center | 8 | 4.5 | | | 15 | 12 | 15 | | | 4.5 | 8 | 67 |
| Traditional Main Street | 7 | 5.5 | | | 15 | 12 | 15 | | | 5.5 | 7 | 67 |
| *alternate side of on-street parking by block* | | | | | | | | | | | | |
| Residential Boulevard | 6 | 6.5 | | | 15 | 12 | 15 | | | 6.5 | 6 | 67 |
| TOD | 8.5 | 4 | | | 15 | 12 | 15 | | | 4 | 8.5 | 67 |

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 6.

Short Title: Municipal Code Amendments - Section 11-01-160 - Street Name and Addressing Regulations - Ordinance No. 2015-09

Initiated By: City Staff

Scheduled Time: 8:10

## SUBJECT

Consider Municipal Code Amendments to enact Section 11-01-160 regarding Street Name and Addressing Regulations - Ordinance No. 2015-09 (Continued from previous City Council meeting on May 19, 2015)

## RECOMMENDATION

Approve Ordinance No. 2015-09 enacting Section 11-01-160 of the Centerville Municipal Code regarding Street Name and Addressing Regulations.

## BACKGROUND

The City Council previously reviewed and discussed Ordinance No. 2015-09 regarding Street Name and Addressing Regulations at the City Council meeting held on May 19, 2015. The City Council directed Staff to revise the ordinance to add a public hearing requirement and to require a petition to be submitted with any street name change request including the signatures of at least 75% of the property owners affected by the proposed change. These requested changes have been made to the ordinance and are reflected in the attached redline version of Ordinance No. 2015-09.

Previous Staff Report from May 19, 2015:

The City has received a request to add a street name to the officially assigned street numeric label. Before responding to this request, Staff thought it advisable for the City Council to adopt policies and regulations regarding such requests. In addition, Staff has prepared other recommended rules and regulations regarding the standard numerical street coordinate system and standard numerical address assignments. These rules and regulations are set forth in Ordinance No. 2015-09 enacting a new Section 11-01-160 of the Centerville Municipal Code.

**ATTACHMENTS:**

Description

- Ordinance No. 2015-09-Street Names-Redline

**ORDINANCE NO. 2015-09**

**AN ORDINANCE ENACTING SECTION 11-01-160 OF THE CENTERVILLE MUNICIPAL CODE REGARDING STREET NAME AND ADDRESSING REGULATIONS**

**WHEREAS,** the City Council has previously adopted Title 11 of the Centerville Municipal Code regarding Streets and Public Ways; and

**WHEREAS,** the City Council desires to amend the provisions of Title 11 to enact a new Section 11-01-160 regarding street names and addressing regulations as more particularly set forth herein.

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

**Section 1. Amendment.** Section 11-01-160 of the Centerville Municipal Code regarding Street Name and Addressing Regulations is hereby enacted to read in its entirety as follows:

**11-01-160. Street Name and Addressing Regulations.**

(a) Purpose. The purpose of this Section regarding ~~in providing~~ street name and addressing regulations is to promote order and predictability for emergency services, mail and delivery services, and common directional communication.

(b) Applicability. All buildings, addresses, lots, parcels, tracts, development, and other uses of land, and all publicly dedicated streets within the City shall be subject to the provisions of this Section and any applicable State statutes, construction codes or other applicable law. If there is a conflict between the provisions of this Section and any other applicable law or regulation, the most restrictive regulation shall apply unless otherwise preempted by State law.

(c) Numerical Street Coordinate System. All streets within the City shall be principally labeled using a numerical-based directional coordinate grid system. This system's base point is located at the intersection of Center Street and Main Street. This system is more particularly shown in Figure 1.

(d) Use of Alias Street Name. In addition to the officially assigned street numeric label, a street may be given an alias label, as approved by the City and in coordination with the City's emergency service entities, the County, and the local postmaster.

(e) Assignment of Street Names. The initial assignment of street names shall be reviewed and approved by the City's Public Works Director or his/her designee. Generally, all developments consisting of publicly dedicated streets shall provide the required street numeric and/or desired alias as part of the associated subdivision or street dedication plat approval.

(f) Changes, Corrections, or Alteration of Street Names. A street name may be changed, corrected, or altered (collectively referred to as "street name change") upon approval of the City Council. Any requests for street name changes shall be submitted in writing to the Public Works Director. ~~City Council.~~ Such written request for street name change shall include a correct and current mailing list of all property owners of record of properties having a mailing address on, or for undeveloped properties located on, the street or portion of the street subject to the proposed name change (hereinafter referred to as "affected property owners"). The written request for street name change shall also include a petition describing the proposed name change and containing the signatures of all affected property owners of record who consent to the proposed street name change. In order to approve any street name change request, the required petition must include the signatures from at least 75% of the affected property owners consenting to the street name change. The written request for street name change must also include a letter of approval from all emergency services, Davis County, and local postmaster indicating that they have been notified of the proposed street name change and that such name change is acceptable. All costs associated with ~~such~~ street name change requests shall be borne by the applicant making the request. The City Council may change, correct, or alter a street name upon the occurrence of the following:

(1) The Public Works Director shall review the written request to determine if the application is complete. If deemed complete, the Public Works Director shall prepare a Staff Report regarding the proposed street name change and forward the same with the written request and petition to the City Council.

(2) The City Council shall schedule and hold a public hearing regarding the street name change request and consider the evidence and petition submitted to determine whether the street name ~~A public meeting is held before the City Council to consider evidence indicating that such~~ change is warranted or appropriate. Notice of the public hearing ~~Public notice of such meeting~~ and the proposed street name change shall be provided to all affected property owners ~~affected~~ as defined in Subsection (f). ~~by the proposed name change within the City.~~ Public notice of the meeting and hearing shall also be provided in accordance with the Utah Open and Public Meetings Act.

(2) The City Council must determine, based on the evidence presented, ~~shows~~ that there is good cause to allow the street name change, correction, or alteration.

(3) The City Council is satisfied all ~~All~~ emergency services, Davis County, and local postmaster have been notified by the applicant of the proposed change ~~for their return comment~~and have submitted the required written letter of approval.

(4) The City Council is satisfied there ~~There~~ are sufficient funds budgeted or provided to facilitate the replacement of all signs associated with the proposed change, correction, or alteration. If the name change request is from a private citizen or agency, such person or agency shall pay for the cost of the replacement signs, unless otherwise specifically directed by the City Council.

(g) Numerical Address Coordinate System. All buildings, addresses, lots, parcels, tracts, development and other uses of land shall be labeled using an odd or even numeric/directional-based labeling system. This system's base point is ~~also~~ located at the intersection of Center Street and Main Street. All east-west and north-south numeric/directional coordinates have been divided into quadrants associated with this base point and odd-even numeric shall be assigned as shown in Figure 1.

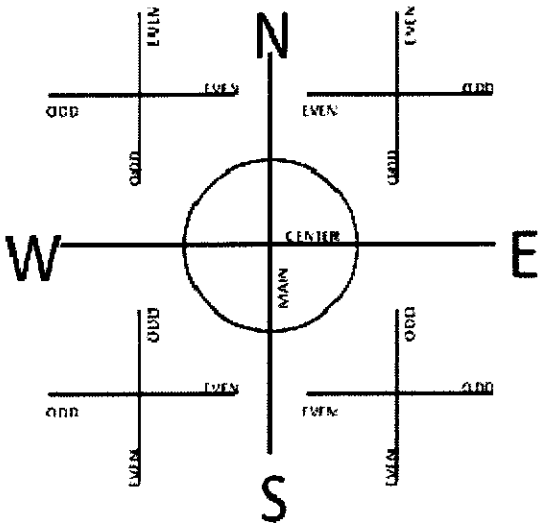



**Figure 1 – Address Coordinate System**

(h) Assignment of Numerical Addresses. The initial assignment of numerical addresses for parcels, lots, tracts, or buildings shall be reviewed and approved by the Public Works Director or his/her designee. Generally, all land division applications shall provide the required numerical address with the associated subdivision or street dedication plat approval, in acordance with the ~~as per the adopted~~ Numerical Address Coordinate System set forth herein. For corner lots, two numerical addresses shall be provided for each lot and the final address assignment will be assigned with the issuance of the related building permit.

(i) Changes, Corrections, or Alteration of Assigned Numerical Addresses. An assigned Numerical Address may be changed, corrected, or altered upon approval of the Public Works Director or his/her designee. The Director may change, correct, or alter an assigned address upon the occurrence of the following:

(1) A written request from the property owner or the property owner's agent is submitted to the City and includes the need or reason for requesting a change.

(2) The Director determines that a change is warranted or appropriate to resolve a conflict or problem.

(3) The new address is consistent with the ~~adopted~~ Numerical Address Coordinate System set forth herein.

(4) The new address is deemed acceptable by the City's emergency service entities and the applicant has supplied letters of approval from all affected entities.

(5) A written letter, signed and notarized, is prepared and submitted to the Davis County Recorder with copies sent to the requester and the local postmaster.

**Section 2. Severability Clause.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

**Section 3. Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 2nd DAY OF JUNE, 2015.**

**ATTEST:** **CENTERVILLE CITY**

_____
Marsha L. Morrow, City Recorder

By:_____
Mayor Paul A. Cutler

Voting by the City Council:

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

## CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

_____ DATE: _____

MARSHA L. MORROW, City Recorder

RECORDED this ____ day of _____, 20___.

PUBLISHED OR POSTED this ____ of _____, 20___.

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 7.

Short Title: Ordinance Adopting Restricted Area for Discharge of Fireworks

Initiated By: South Davis Metro Fire Chief, Jeff Bassett

Scheduled Time: 8:15

## SUBJECT

Consider Ordinance No. 2015-10 Designating Restricted Area within Centerville City for the Discharge of Fireworks Due to Hazardous Environmental Conditions

## RECOMMENDATION

Adopt Ordinance No. 2015-10 Designating Restricted Area within Centerville City for the Discharge of Fireworks Due to Hazardous Environmental Conditions

## BACKGROUND

The City has received a Fire Safety Order from Fire Chief Jeff Bassett of the South Davis Metro Fire Agency determining that hazardous environmental conditions exist in certain areas of the City which necessitate controlled use of ignition sources, including fireworks, in designated areas. A copy of the Fire Safety Order is attached. Pursuant to Utah Code Ann. 15A-5-202.5, when the fire code official determines that such hazardous environmental conditions exist, the City is authorized to prohibit ignition sources, including fireworks, "*in mountainous, brush-covered, or forest-covered areas or the wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for agricultural purposes.*" Based on the Fire Chief's Fire Safety Order, Staff recommends the City adopt Ordinance No. 2015-10 prohibiting the discharge of fireworks from July 1 to July 31, 2015 in the recommended restriction area. The restricted area is defined as property located east of 400 East from the Bountiful City boundary to 1000 North (Chase Lane), west on 100 North to Main Street and east of Main Street to the Farmington City boundary. This aligns with the permanently restricted area in Farmington and with the recommended restricted area in Bountiful (to be considered at their June 9 council meeting). A map of the recommended restricted area in Centerville is attached.

The attached ordinance enacts the prohibition for July 1-31, 2015, based on the assumption the City Council wants to determine the restricted area each year. However, if the City Council desires to make the restricted area more permanent, the ordinance could be revised to make it effective until a future City Council amends it.

## ATTACHMENTS:

Description

- Fire Safety Order from Fire Chief
- Ordinance No. 2015-10 - Fire Restrictions
- Firework Restriction Area Map

# South Davis Metro Fire Agency

***Proudly Serving the Communities of***

*Bountiful - Centerville - Davis County - North Salt Lake - West Bountiful - Woods Cross*

**Office of the Fire Chief**

Mr. Steve Thacker
Centerville City Manager
Centerville City
250 North Main St.

Mr. Steve Thacker:

I have evaluated areas within Centerville City where a hazardous condition exists. In these areas a hazardous environmental condition exists due to recent moisture levels which are above normal and has promoted unusual vegetation growth. It is anticipated this increased growth will become dry and more hazardous in the month of July.

I am recommending the following restrictions:

Prohibition of discharge of fireworks, use of Any Ignition Source, Lighters, Matches, and Smoking Materials within Specified Areas of South Davis Metro Fire Agency

The discharge of fireworks is prohibited in the City of Centerville within the areas East of 400 East from the Bountiful City boundary to 1000 North (Chase Ln), West on 1000 North to Main Street and East of Main Street to the Farmington City boundary.

Local fire officials are authorized to enforce the Utah State Fire Code pursuant to Section 15A-5-202.5 (c) when the fire code official determines that hazardous environmental conditions necessitate controlled use of any ignition source including the discharge of fireworks, use of lighters, matches, smoking materials or the use of any other ignition source.

Campfires and all other fires are allowed only in approved fire pit designed and installed by the forest service or the city. No homemade or makeshift fire pits are allowed. This restriction does not apply to residential structures or improved fire pits adjacent to a residential structure.

Jeff Bassett Dated this 19th day of May, 2015.
Jeff Bassett, Fire Chief

P.O. Box 1547 • Bountiful, Utah 84011 • 801-677-2400 • Fax 801-677-0166

# South Davis Metro Fire Agency

***Proudly Serving the Communities of***

*Bountiful - Centerville - Davis County - North Salt Lake - West Bountiful - Woods Cross*

**Office of the Fire Chief**

## Fire Safety Order

**Prohibition of discharge of fireworks, use of Any Ignition Source, Lighters, Matches, and Smoking Materials within Specified Areas of South Davis Metro Fire Agency**

**The discharge of fireworks is prohibited in the City of Centerville within the areas East of 400 East from the Bountiful City boundary to 1000 North (Chase Ln), West on 1000 North to Main Street and East of Main Street to the Farmington City boundary** (described on the attached map).

Local fire officials are authorized to enforce the Utah State Fire Code pursuant to Section 15A-5-202.5 (c) when the fire code official determines that hazardous environmental conditions necessitate controlled use of any ignition source including the discharge of fireworks, use of lighters, matches, smoking materials or the use of any other ignition source.

I have evaluated areas within Centerville City where a hazardous condition exists. In these areas a hazardous environmental condition exists due to recent moisture levels which are above normal and has promoted unusual vegetation growth. It is anticipated this increased growth will become dry and more hazardous in the month of July.

Dated this 19th day of May, 2015.

**South Davis Metro Fire Agency**

Jeff Bassett

**Jeff Bassett**
**Fire Chief**

P.O. Box 1547 • Bountiful, Utah 84011 • 801-677-2400 • Fax 801-677-0166

**ORDINANCE NO. 2015-10**

**AN ORDINANCE DESIGNATING RESTRICTED AREA WITHIN CENTERVILLE CITY FOR THE DISCHARGE OF FIREWORKS DUE TO HAZARDOUS ENVIRONMENTAL CONDITIONS AS DETERMINED BY THE FIRE CODE OFFICIAL**

**WHEREAS,** the Utah Legislature has authorized the legislative body of a municipality to prohibit the discharge of fireworks in specified areas if the local fire code official determines that hazardous environmental conditions exists as more particularly provided *Utah Code Ann.* § 15A-5-202.5, as amended; and

**WHEREAS,** the Fire Chief of the South Davis Metro Fire Agency, as the local fire code official for Centerville City has determined, by Fire Safety Order dated May 19, 2015, that hazardous environmental conditions exist which necessitate controlled use of any ignition source, including fireworks, lighters, matches, and smoking materials within specified areas of Centerville City; and

**WHEREAS,** the City Council desires to prohibit the discharge of fireworks and other ignition sources within the specified areas of the City, as more particularly provided herein, based on the determination by the Fire Chief of the South Davis Metro Fire Agency that hazardous environmental conditions exist which necessitate the controlled use of such sources; and

**WHEREAS,** the City Council has determined that the restrictions provided herein are in the best interests of the health, safety and welfare of its residents and are necessary to take all steps possible to prevent a fire from starting within the City by means of a reasonable locational regulations of the discharge of fireworks within the City in accordance with *Utah Code Ann.* § 15A-5-202.5.

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

**Section 1. Firework Restriction Area.** Pursuant to *Utah Code Ann.* § 15A-5-202.5 and by determination of the Fire Chief of the South Davis Metro Fire Agency that hazardous environmental conditions exist which necessitate controlled use of any ignition source, including fireworks, lighters, matches, and smoking materials within specified areas of Centerville City, the discharge of fireworks is hereby prohibited in Centerville City within the areas east of 400 East from the Bountiful City boundary to 1000 North (Chase Lane), west on 1000 North (Chase Lane) to Main Street and east of Main Street to the Farmington City boundary. Such restricted area is more particularly described in the map attached hereto as the **"Centerville Firework Restriction Area"** and incorporated herein by this reference. It shall be unlawful for any person to use or discharge fireworks within such restricted area as described herein. This restriction does not apply to and is not intended to regulate residential uses such as grills, barbeques or improved fire pits associated with residential structures.

**Section 2.** **Severability Clause.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

**Section 3.** **Effective Date.** This Ordinance shall become effective immediately upon publication or posting. The restriction on the discharge of fireworks within the restricted area shall be effective July 1, 2015 through July 31, 2015.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 2nd DAY OF JUNE, 2015.**

**CENTERVILLE CITY**

_____
Mayor Paul A. Cutler

**ATTEST:**

_____
Marsha L. Morrow, City Recorder

Voting by the City Council:

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

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

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

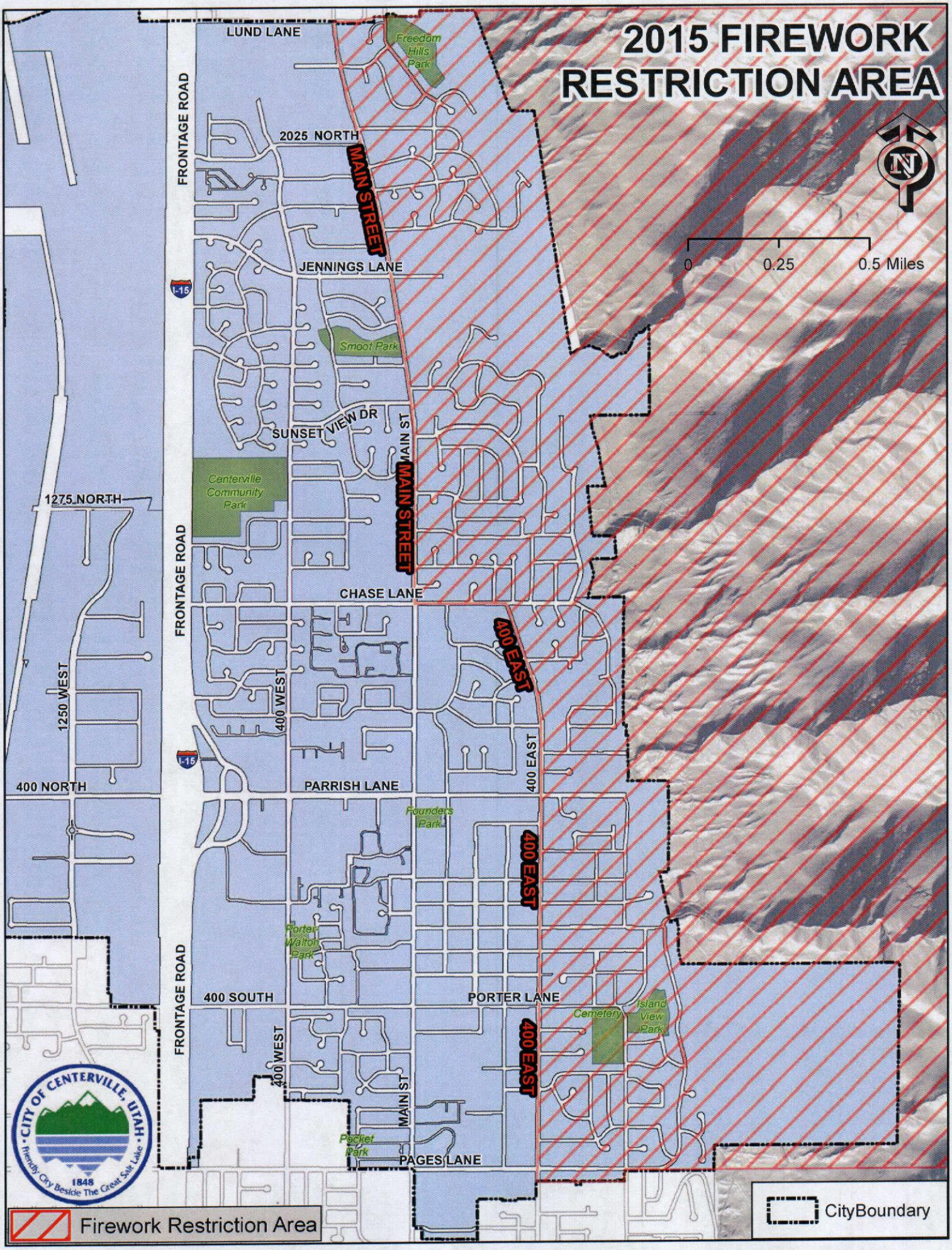
_____ DATE: _____
MARSHA L. MORROW, City Recorder

RECORDED this ____ day of _____, 20___.

PUBLISHED OR POSTED this ____ of _____, 20___

## EXHIBIT "A"

## CENTERVILLE FIREWORK RESTRICTION AREA


2015 FIREWORK RESTRICTION AREA
N
0
0.25
0.5 Miles
LUND LANE
Freedom Hills Park
FRONTAGE ROAD
2025 NORTH
MAIN STREET
JENNINGS LANE
I-15
Smoot Park
SUNSET VIEW DR
MAIN ST
Centerville Community Park
1275 NORTH
CHASE LANE
400 EAST
1250 WEST
400 WEST
400 NORTH
PARRISH LANE
Founders Park
Porter Walton Park
400 SOUTH
PORTER LANE
Cemetery
Island View Park
Pocket Park
PAGES LANE
CITY OF CENTERVILLE, UTAH
Friendly City Beside The Great Salt Lake
1848
Firework Restriction Area
CityBoundary

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 8.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 8:25

**SUBJECT**

**RECOMMENDATION**

No topics are identified at this time under this heading. Mayor Cutler, however, may report on matters he deems of interest to the City Council.

**BACKGROUND**

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 9.

Short Title: City Council Liaision Report

Initiated By:

Scheduled Time: 8:30

**SUBJECT**

Councilwoman Fillmore - Recreation District and Parks & Recreation Committee

**RECOMMENDATION**

**BACKGROUND**

Councilwoman Tami Fillmore is the City's representative on the South Davis Recreation District Board, and also serves as the Council's liaison to the City's Parks & Recreation Committee.

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 10.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:40

**SUBJECT**

**RECOMMENDATION**

No topics are identified at this time under this heading. However, the City Manager may report or update the Council on matters he deems of interest to them, and he will answer questions from Council Members about City business.

**BACKGROUND**

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 11.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 8:45

**SUBJECT**

a. Commence warranty period for the Sonic Drive-In

**RECOMMENDATION**

a. Approve commencement of the warranty period for the Sonic Drive-In, effective June 2, 2015.

**BACKGROUND**

a. The Sonic Drive-In, located at approximately 250 West Parrish Lane, was given final approval by the Planning Commission on February 26, 2014. According to the City Engineer, all public improvements have been completed and he recommends commencement of the warranty period. The amount of security posted for the warranty period will be $5,560.

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 12.

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: 8:45

**SUBJECT**

**RECOMMENDATION**

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

**BACKGROUND**

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 13.

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

Initiated By:

Scheduled Time: 8:45

**SUBJECT**

**RECOMMENDATION**

Mayor Cutler may recommend appointments to City boards/committees.

**BACKGROUND**

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

Item No. 14.

Short Title: Adjourn to RDA meeting

Initiated By:

Scheduled Time: 8:45

**SUBJECT**

**RECOMMENDATION**

**BACKGROUND**

**CENTERVILLE**
**CITY COUNCIL**
**Staff Backup Report**
**6/2/2015**

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

- Pedestrian Bridge Traffic
- K-9 article
- Utah Ignite Article

STANDARD EXAMINER ADVANTAGE
Printed: May 26, 2015

# I-15 pedestrian bridge work continues in Centerville

## Drivers can expect traffic shifts this week

STANDARD-EXAMINER FILE PHOTO

Drivers can expect traffic pattern changes on Interstate 15 in Centerville beginning Wednesday night as crews continue work on the Parrish Lane pedestrian bridge.

BY BRYON SAXTON STANDARD-EXAMINER STAFF

CENTERVILLE — Traffic patterns for motorists will change in Centerville beginning Wednesday night as crews continue work on the Interstate 15 Parrish Lane pedestrian bridge.

"As early as the night of May 27, crews expect to shift traffic on Parrish Lane near the bridge over I-15 to the south side

to allow for continued construction activities on the new pedestrian bridge," said Vic Saunders, Utah Department of Transportation spokesman.

Upon completion, the pedestrian bridge will help link foot traffic from the east side of the city to the west side of the city, where commercial development has been occurring recently.

This week, motorists can also expect, weather permitting, some nighttime lane closures on I-15 in both directions near Glover's Lane in Farmington, and between I-215 and 2600 South in south Davis County for asphalt paving, Saunders said.

Additionally, as early as Tuesday, crews plan to set girders and perform other work on the final section of the I-15 bridge over 2600 South, he said.

"Expect one-way flagging and lane restrictions on 2600 South nightly," he said. Motorists can use 500 South as an alternate route.

This week, crews are also conducting median barrier work on the Legacy Parkway between Parrish Lane and State Street in Farmington, Saunders said.

"Motorists should watch for intermittent lane closures or restrictions during this work. Be prepared to move to open lanes when a closure or restriction is indicated."

For more information, visit www.udot.utah.gov/i15southdavis or call the project hotline at 888-966-6624.

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

STANDARD EXAMINER ADVANTAGE
Printed: May 28, 2015

# New K-9 finds his platz in Centerville

BY TAYLOR HINTZ STANDARD-EXAMINER STAFF

CENTERVILLE — Police Officer Dave Boucher says his new partner has the energy to work all day. Boucher describes him as "brilliant" and "friendly," and says he's very popular with all the officers in the station.

"He wears me out before I wear him out," Boucher said.

Especially when the two play fetch.

Zsiga, a Hungarian name meaning "victorious protector," is the new K-9 at the Centerville Police Department. Boucher trains Zsiga as a single-purpose dog for narcotics searches.

At his young age, Zsiga is a rambunctious 75-pound German shepherd, but Boucher knows how to train him — a process he calls "controlled chaos." Zsiga responds to a list of various commands with respective treats and toys as rewards.

"Suche" — meaning "search" in German — commands Zsiga to look for drugs. "Platz" — a German word for "place" — commands him to stay.

Since joining the squad in February, Zsiga has done several vehicle searches and one warrant search.

A nonprofit organization called Havoc K9 donated Zsiga to Centerville in February. Havoc K9 takes in dogs — mostly German shepherds and bloodhounds — and trains them to be ready for the police force.

Executive Director Ricki Draper said Havoc K9, which relies entirely on donations and volunteer services, is training nine puppies and has donated two dogs since the organization started in July 2011.

"What some people don't realize is that a single dog can cost police departments anywhere from $5,000 to $10,000," Draper said.

Centerville's formerK-9, named Joker, left the squad because of medical issues and became the household pet for his former handler.

This is Boucher's first time as a K-9 handler, and he said he wanted to be a K-9 handler after observing Joker and his handler.

Although Zsiga is new to the squad, he is trained and certified to search for five drug types. Boucher said Zsiga was basically ready to go by the time he received Zsiga from Havoc K9.

"He's great in front of a crowd, and he's very, very social," Boucher said.

"He'll walk on any surface and isn't worried by rain or thunder."

On the outside, it seems that nothing can worry Zsiga, but Boucher said that he has learned signs of Zsiga's stress and

fatigue, cued by things like how his tongue comes out of his mouth or how his breathing pattern sounds.

"In the three months that I've been with him, we've spent nearly every waking minute together," Boucher said. "I can read him."

Contact reporter Taylor Hintz at thintz@standard.net or 801-625-4221. Follow on Twitter @TaylorHintzSE.

# Drew Clark: Utah Ignite exists to find new light bulbs for the Internet age

By Drew Clark, Deseret News

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Published: Sunday, May 17 2015 3:56 p.m. MDT
Updated: Sunday, May 17 2015 3:56 p.m. MDT

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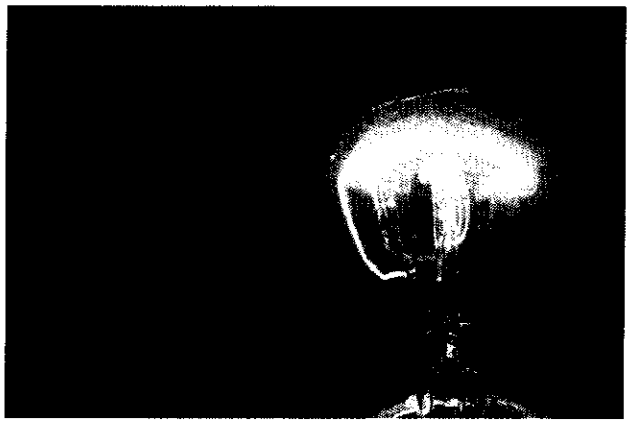
It's 'survival of the richest' in urban areas as U.S. loses ground in mom, kid well-being



Electricity is history. Today we face the next-generation infrastructure: gigabit networks.

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Drew Clark
Deseret News

Summary

Utah Ignite is the westernmost gigabit hub. Even though Seattle Portland and San Francisco were interested in joining, "they don't have the same kind of penetration [of gigabit fiber] that exists in Utah," said founder Glenn Ricart.

SALT LAKE CITY — It's easy to plug a refrigerator, television, alarm clock or toothbrush into a wall socket. We forget the lesson that electricity became widely available only after a single application — the light bulb — caught the imagination and desire of the public.

Electricity is history. Today we face the next-generation infrastructure: gigabit networks. Global visionaries here in Utah see the need for these communication networks, even as they struggle to explain the "light bulb" that will make it plain why a super-fast Internet network is as necessary as running water and a universal electric grid.

One of these visionaries is Glenn Ricart, an unassuming man who moved his family here from the East Coast 20 years ago. The late Ray Noorda recruited him as chief technology officer at Novell. A renowned technologist, Ricart set up the first Internet exchange point at the University of Maryland in 1986. Two years ago, he was inducted into the Internet Hall of Fame.

Ricart's recent energies have been devoted to co-founding an ambitious venture known as US Ignite. Its goal is next-generation applications with "transformative public benefit."

What are those? Of the 476 technologies submitted to US Ignite, none have yet emerged as the light bulb that will answer skeptics who believe a few megabits of

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connectivity should be enough to satisfy anyone's need for Internet movies, music and email.

They include real-time emergency response systems, air pollution monitoring, collaborative virtual reality surgery and analyses of traffic congestion. US Ignite is particularly keen on applications that advance education and workforce, energy, health care, public safety, transportation and advanced manufacturing.

In other words, said Ricart, "we exist to help cities become smarter, and help their citizens take advantage of gigabit networks."

Launched with a jump-start by the White House and the National Science Foundation in 2012, US Ignite is now a full-fledged national nonprofit organization. It leaves the design, construction and operation of next-generation fiber-optic networks to others. Its mission is finding that innovative application (think light bulbs) that everyone is going to need ... as soon as it is invented.

Here in Utah, we have the privilege of a front-row seat on a new project Ricart touts as the next phase of US Ignite.

It's called Utah Ignite, and it's one of 12 urban hubs where gigabit connectivity is plentiful. Ours is centered around Salt Lake City and Utah Valley.

The other gigabit hubs include Kansas City, the place that Google Fiber selected to launch its mantra "think big with a Gig;" plus Austin, Texas; Lafayette, Louisiana; Chattanooga, Tennessee; and Cleveland, Ohio. There, the nonprofit group OneCommunity transformed Cleveland and Northeast Ohio through collaborations between hospitals and universities to deploy extensive fiber-optic capacity.

Speaking at a recent launch event of Utah Ignite at Utah Valley University (the University of Utah is also playing a founding role), Ricart noted that Utah was the westernmost gigabit hub. Even though Seattle, Portland and San Francisco were interested in joining, "they don't have the same kind of penetration [of gigabit fiber] that exists in Utah," he said.

Indeed, of roughly 200 cities and communities with gigabit networks, about 5 percent are along the Wasatch Front. That's one reason why Utah's broadband is among the best in the nation.

Utah Ignite and the other gigabit hubs will provide a proving ground needed to search for breakthrough developments. And as with Thomas Edison's bulbs, the quest isn't merely about innovation — it's about understanding a dynamic marketplace that includes needs of the civic, educational/nonprofit and consumer sectors.

For example, one powerful gigabit application turns plain old electric systems into a "smart grid" that enhances energy conservation and saves money for consumers and businesses. Indeed, Chattanooga leveraged its "smart grid" into a full-fledged fiber-optic network for businesses and individuals.

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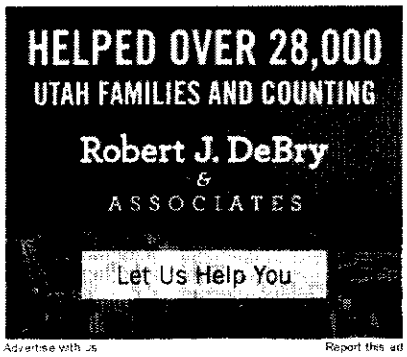


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Additionally, says Ricart, "the Utah tech economy is boosted from startups and new companies we attract to create and deploy these applications. Utah will become a net exporter of smart gigabit city technologies to other states and nations."

One impressive example of the power of gigabit fiber technology comes from Reid Robison, a BYU graduate who is CEO of Tute Genomics based in Provo. "It used to take me days to download a genome from the lab, before I could even start to analyze it," he wrote.

But now, "I can download a whole human genome in less than half an hour. That is a *huge* difference when someone's health is on the line. ... In order to realize the promise of rapid genome sequencing in the [intensive care unit], we need gigabit Internet connections on both ends."

Utah Ignite could play a pivotal role in finding other such "light bulbs." That's why it's vital for our tech sector, our universities and our cities to sit up and take notice.

*Drew Clark can be reached via email: drew@drewclark.com, or on Twitter @drewclark, or at www.utahbreakfast.com.*

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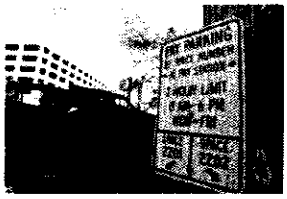

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## Popular Comments

**Mike Richards** South Jordan, Utah

Mr. Clark wrote a very thought provoking article. The advantages of high-speed Internet connections to a community are incalculable, but what is the cost to provide high-speed service to everyone? "Utah Telecommunication Open Infrastructure More..

8:29 a.m. May 17, 2015 Top comment

**John Charity Spring** Back Home in Davis County, UT

Mike Richards is absolutely correct here. We must carefully examine the divergence of thought that occurs when left-wing neomanticist views are used to create a paradigm that may not be sustainable. Very like Wittgensttein's famous dilemma.
More..

8:49 p.m. May 17, 2015 Top comment

## Comments

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— About comments

## About the Author

Drew Clark

Drew Clark is of counsel at Kirton McConkie. Prior to joining the law firm, he was opinion editor of Deseret News. He has led efforts to promote progress in telecommunications, media and technology, and has written widely more ..

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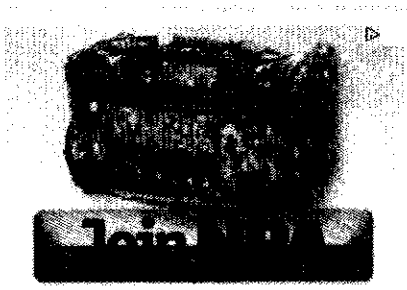

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