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 16, 2015 Council Meetings
date: June 12, 2015

5:30 **Work Session** -- The City Council will meet in a work session at 5:30 with UTOPIA representatives to get an update of UTOPIA operations, finances, customer growth and construction activity. Dinner will be available beginning at 5:15 for Council Members and City staff.

7:00 **Regular City Council Meeting**

E.1. **Swearing-in of New Youth City Council members** – Justice Court Judge David Miller will swear in the new members of the Youth City Council. There is usually a large crowd of family members for this event.

E.2. **Public comment - South Main Street Corridor (SMSC)** – This is the third opportunity for the public to comment on the SMSC Plan and related Overlay Zone. The following evening—June 17 at 7:00 p.m.—the City Council and Planning Commission will meet in a joint session to hear comments from property and business owners within the corridor boundaries. All who wish to comment are encouraged to review the Plan and Overlay Zone Ordinance, which can be found in the meeting's online packet or via the City's website: www.centervilleut.net.The public can also submit written comments by June 30 via email to southmain@centervilleut.com or by mailing to City Hall.

E.3. **Minutes Review and Acceptance** – The minutes to be approved are available online in NovusAgenda.

E.4. **Summary Action Calendar**

a. **Terminate Warranty** – The Chitose Johnson Subdivision is ready to end its warranty period.

b. **Code Amendments re Stormwater** – Several minor amendments are needed to Title 16 of the City Code, pertaining to stormwater management/regulation. These amendments are the result of a State audit of the City's stormwater program.

E.5. **Final Report for period ending May 30, 2015** – Blaine Lutz prepared the financial report for the 11-month period ending May 31, 2015. He will not be at the meeting, so I will answer questions in his absence.

MAKING Life BETTER

Centerville City

E.6. **FY 2015 Budget** – A number of amendments are needed to the current budget before the fiscal year ends June 30. See the staff report and attachments explaining these amendments. I will further explain the amendments and answer questions in Blaine's absence. A public hearing is required before the Council approves the amendments.

E.7. **FY 2016 Budget** – The required public hearing on the Tentative Budget for FY 2016 (fiscal year beginning July 1, 2015) was begun on June 9 and continued to June 16. Following the public hearing, the Council needs to take several actions relating to budget adoption—as shown on the agenda. The Council met earlier in several work sessions to discuss budget issues and provide direction to the City Manager regarding the Budget's contents. Public comment regarding the proposed 5% increase in culinary water rates will be taken during the budget public hearing.

E.8. **Adjourn to RDA meeting** – Following adoption of the City's FY 2016 Budget, the City Council will adjourn to a Redevelopment Agency meeting to continue the public hearing on the RDA's Tentative Budget and, following the public hearing, adopt the RDA FY 2016 Budget.

Reconvene Regular City Council Meeting

E.9. **Proposal re Local District for Fire/EMS Services** – Over the past year or so the mayors and managers of the cities served by the South Davis Metro Fire Agency (SMFA) have been discussing the possibility of creating a special district to provide and fund fire/EMS services in lieu of the current intergovernmental agreement. Some elected and appointed officials have been resistant to this idea because of their concern that there will not be sufficient fiscal restraint in the use of the property tax levy by a taxing entity that is independent of the cities. Recently the concept of a "local district and service area" with taxing authority limited to capital purposes has been discussed. This concept has gained traction with the mayors and city managers; therefore, the SMFA Board is asking the governing body of each member entity (five cities and the county) to consider this approach. It retains the reliance on assessments from the cities for much of the operating budget revenue, thus keeping city councils involved. See the online staff report for more details.

E.10. **Transportation Sales Tax Resolution** – HB 362, passed by the 2015 State Legislature, authorizes counties to put a 0.25% sales tax for transportation purposes on the county-wide ballot. If approved, 40% of the new revenue would be distributed to cities within the county to be used for street maintenance or other transportation purposes. Mayors of Davis County cities have been discussing with the County Commissioners whether to put this question on the November 2015 ballot. County Commissioners would like to know whether the city councils in each community support this action. A sample resolution expressing that desire has been provided to Utah cities by the Utah League of Cities and Towns, and is attached online for the Centerville City Council's consideration.

F.11. **Mayor's Report** – Although no topics are currently showing on the agenda under this heading, Mayor Cutler may report on some matters of interest.

F.12. **City Manager's Report** – I may report on several items of interest, including the repainting of Founders Park Pavilion before the July 4th Celebration.

E.13. **Miscellaneous Business** – No topics are shown at this time under this heading.

E.14. **Closed Meeting** – Mayor Cutler and I recommend a closed meeting to discuss the replacement of Police Chief Neal Worsley, who will retire in August.

E.15. **<u>Appointments to City Boards/Committees</u>** – Mayor Cutler may recommend appointments.

Potential Agenda Items for June 17, 2015 Joint CC/PC meeting & July 7, 2015 City Council meetings (subject to change):

- Joint City Council & Planning Commission meeting June 17, 2015 re South Main Street Corridor Plan/Overlay Zone
- Work Session re ADUs
- Continue public hearing re ADUs
- Frontage Road Sidewalk Project bid award and related actions
- Award bid for drainage projects
- Public hearing – request to add street name alias to 1250 West
- Plat Amendment – Ford Canyon Subdivision
- City Council Liaison Report – Councilwoman Stephanie Ivie re Landmarks Commission and Trails Committee
- Amend SMSC Overlay Zone re residential density cap
- Amend Zoning Ordinance re minimum acreage for PDO
- Discuss other potential revisions to SMSC Plan/Overlay Zone

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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 16, 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.

5:30 Work Session – Report from Kirt Sudweeks and Gary Jones, UTOPIA Representatives, re UTOPIA Operations and Finances

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT
Councilman Lawrence Wright

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. Swearing-in of new Youth City Council members

7:20 2. Public comment re South Main Street Corridor Plan/Overlay Zone

7:50 3. **MINUTES REVIEW AND ACCEPTANCE**
June 2, 2015 work session and regular City Council meeting; June 9, 2015 Special meeting

(OVER)

7:50 4. Summary Action Calendar
   a. Terminate warranty for Chitose Johnson Subdivision
   b. Municipal Code Amendments – Title 16 - Stormwater – Consider Municipal Code amendments to various sections of Title 16 re Stormwater Management and Pollution Control – Consider Ordinance No. 2015-11

7:55 5. Financial Report for period ending May 30, 2015

8:05 6. FY 2015 Budget
   a. Public hearing re amendments
   b. Consider Resolution No. 2015-07 Amending FY 2015 Budget of Funds

8:15 7. FY 2016 Budget
   a. Continue public hearing from June 9 on FY 2016 Tentative Budget
   b. Adopt Certified Tax Rate - Consider Resolution No. 2015-08
   c. Approve Ordinance No. 2015-12 adopting compensation plan for employees, including appointed employees
   d. Adopt Resolution No. 2015-09 approving compensation for Justice Court Judge
   e. Consider Resolution No. 2015-10 increasing culinary water rates by 5%
   f. Discuss other budget issues
   g. Adopt Centerville City FY 2016 Budget of Funds - Consider Resolution No. 2015-11

8:25 8. **Adjourn to RDA meeting**

8:35 9. Proposal re creation of Local District and Service Area for Fire/EMS Services

8:55 10. Consider Resolution No. 2015-12 re Transportation Sales Tax

9:05 11. Mayor's Report

9:10 12. City Manager's Report
   a. Painting Founders Park Pavilion

9:15 13. Miscellaneous Business

9:20 14. Closed meeting for reasons allowed by state law , including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to *Utah Code Ann.* § 78B-1-137, as amended.

9:40 15. Possible action following closed meeting, including appointments to boards and committees

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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E. BUSINESS

7:10	1.	Swearing-in of new Youth City Council members
7:20	2.	Public comment re South Main Street Corridor Plan/Overlay Zone
7:50	3.	Minutes Review and Acceptance June 2, 2015 Council work session and regular meeting; June 9, 2015 Special meeting
7:50	4.	Summary Action Calendar a. Terminate warranty for Chitose Johnson Subdivision b. Municipal Code Amendments - Title 16 - Stormwater - Consider Municipal Code Amendments to Various Sections of Title 16 regarding Stormwater Management and Pollution Control - Ordinance No. 2015-11
7:55	5.	Financial Report for period ending May 30, 2015
8:05	6.	FY 2015 Budget a. Public hearing re amendments b. Consider Resolution No. 2015-07 Amending FY 2015 Budget of Funds
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8:25	8.	Adjourn to RDA meeting
8:35	9.	Proposal re creation of Local District and Service Area for Fire/EMS Services
8:55	10.	Consider Resolution No. 2015-12 re Transportation Sales Tax
9:05	11.	Mayor's Report
9:10	12.	City Manager's Report a. Painting Founders Park Pavilion
9:15	13.	Miscellaneous Business
9:20	14.	Closed meeting for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended
9:50	15.	Possible action following closed meeting, including appointments to boards and committees

F. ADJOURNMENT

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

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No.

Short Title: Work Session - Report from Kirt Sudweeks and Gary Jones, UTOPIA Representatives, re UTOPIA Operations and Finances

Initiated By:

Scheduled Time: 5:30

SUBJECT

RECOMMENDATION

Allow Kirt Sudweeks and Gary Jones of UTOPIA to report on UTOPIA's operations and finances.

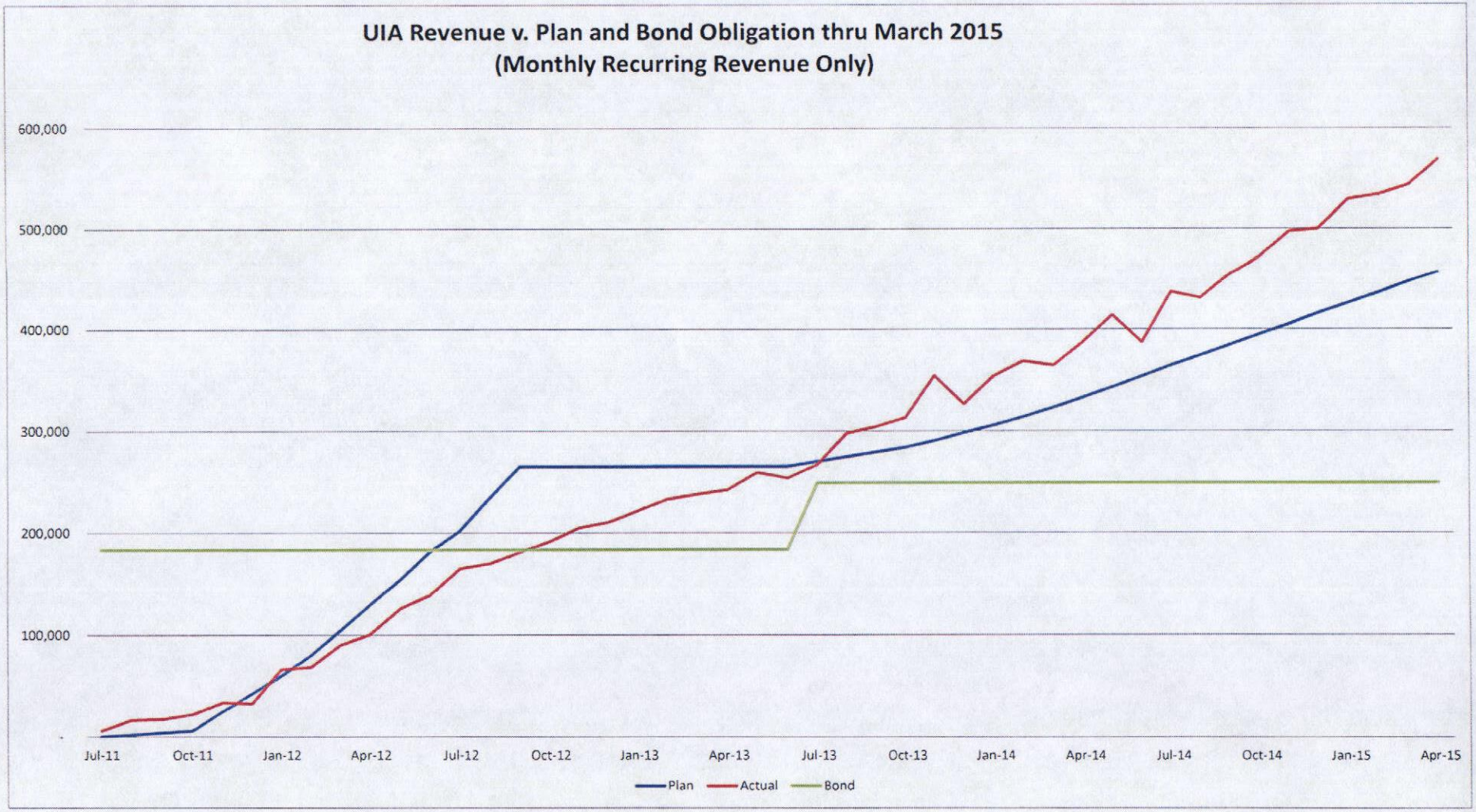
BACKGROUND

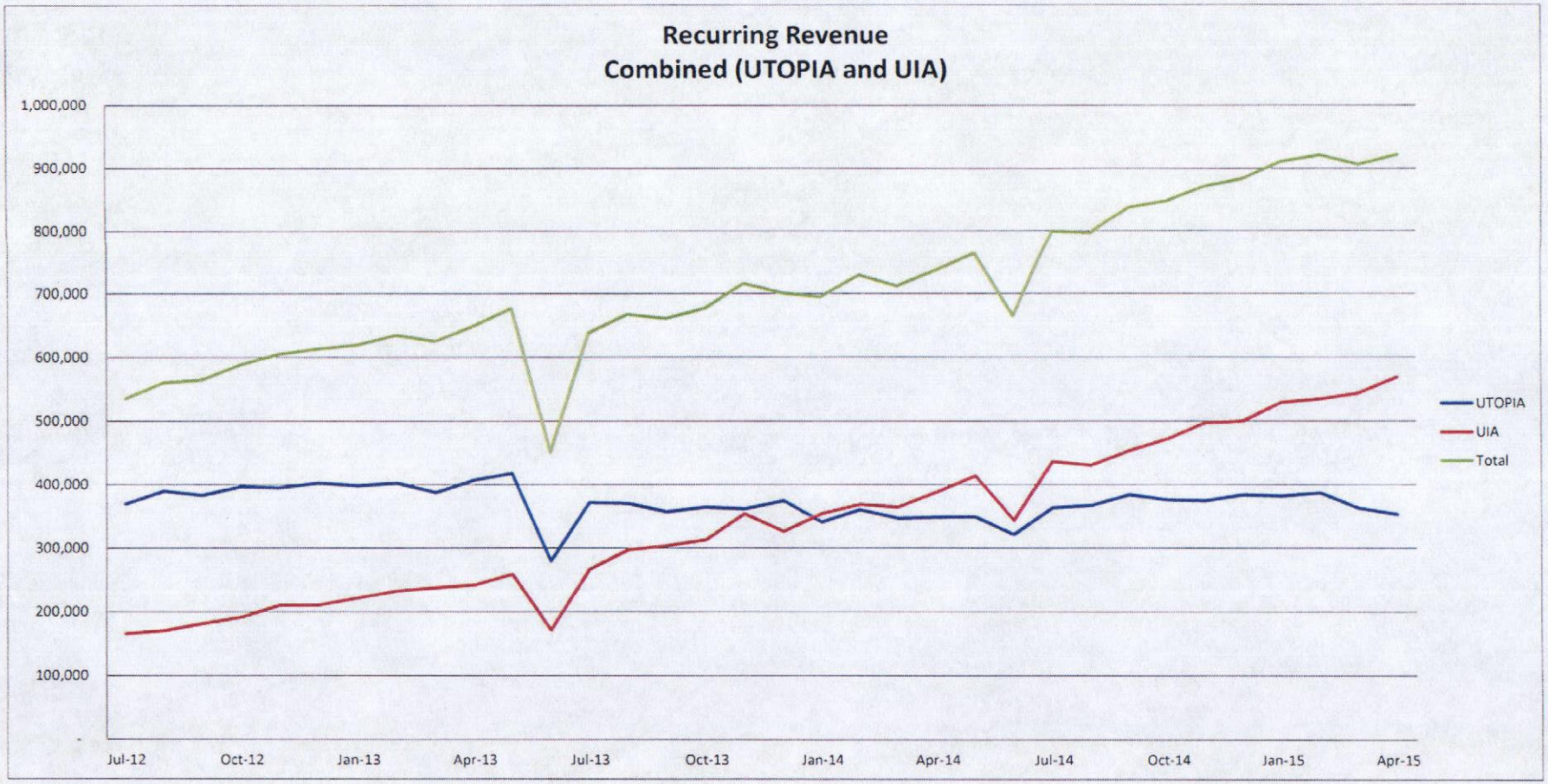
This is a good opportunity for the City Council and Council candidates to get an update first-hand from UTOPIA reps. Council candidates have been specifically invited to attend.

ATTACHMENTS:

Description

- UIA/UTOPIA April financials


UIA Revenue v. Plan and Bond Obligation thru March 2015
(Monthly Recurring Revenue Only)
600,000
500,000
400,000
300,000
200,000
100,000
-
Jul-11
Oct-11
Jan-12
Apr-12
Jul-12
Oct-12
Jan-13
Apr-13
Jul-13
Oct-13
Jan-14
Apr-14
Jul-14
Oct-14
Jan-15
Apr-15
Plan
Actual
Bond


Recurring Revenue
Combined (UTOPIA and UIA)
1,000,000
900,000
800,000
700,000
600,000
500,000
400,000
300,000
200,000
100,000
-
Jul-12
Oct-12
Jan-13
Apr-13
Jul-13
Oct-13
Jan-14
Apr-14
Jul-14
Oct-14
Jan-15
Apr-15
UTOPIA
UIA
Total

Finance Committee Report (Unaudited)
UTOPIA
April 2015 (83.33 of Budget)

	Current Month	Year to Date	FY15 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	$ 352,924	$ 3,729,792	$ 3,960,000	94.19%	$ 3,596,992	76.52%
Install	6,100	188,119	-		52,175	
UIA IRU	88,568	854,684	1,062,000	80.48%	810,122	80.36%
Interest Income	18	179	-		203	
Other Income	9,568	10,084,568	-		1,611,378	268.56%
Total Revenue	$ 457,177	$ 14,857,342	$ 5,022,000	295.85%	$ 6,070,871	96.22%
Operating Expenses						
Administrative Expense	$ 369,781	$ 3,872,166	$ 4,607,985	84.03%	$ 4,087,050	83.44%
Professional Services	31,486	743,488	1,250,000	59.48%	1,486,494	80.88%
Network Management	212,916	1,797,261	2,179,160	82.47%	1,583,943	73.20%
Misc. Expense	-	292,133	-		(8,550)	
Total Operating Expenses	614,184	6,705,049	8,037,145	83.43%	7,148,937	80.33%
Bond Payments						
Interest Expense	1,112,783	11,000,814	13,377,000	82.24%	10,904,227	82.51%
Principal		127,973	167,143	76.56%	13,027	49.98%
Total Bond Payments	1,112,783	11,128,787	13,544,143	82.17%	10,917,254	82.45%
Total Expenditures	$ 1,726,966	$ 17,833,836	$ 21,581,288	82.64%	$ 18,066,191	81.60%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	(1,269,789)	(2,976,493)	(16,559,288)		(11,995,320)	

Note: Total Expenditures does not include depreciation or amortized bond costs (which are not-cash items)

Finance Committee Report (Unaudited)
UIA
April 2015 (83.33 of Budget)

	Current Month	Year to Date	FY15 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	$ 568,581	$ 4,964,985	$ 5,265,000	94.30%	$ 3,336,477	99.36%
Install	$ 26,130	370,407	-		$ 195,433	
Interest Income	410	9,909	6,000	165.15%	36,785	147.14%
Other Income	-	-	-		56	
Total Revenue	$ 595,121	$ 5,345,301	$ 5,271,000	101.41%	$ 3,568,750	105.49%
Operating Expenses						
Administrative Expense	$ 39,375	$ 125,827	$ 96,000	131.07%	$ 106,644	24.13%
Professional Services	1,877	18,676	21,000	88.93%	18,322	79.66%
Network Management	33,985	299,570	407,000	73.60%	264,887	69.52%
Misc. Expense	-	-			-	
Total Operating Expenses	75,237	444,072	524,000	84.75%	389,853	46.08%
Debt Payments						
IRU Capital Lease Interest	10,000	100,000	96,000	104.17%	347,893	83.34%
Interest Expense	157,258	1,602,846	1,956,604	81.92%	1,601,229	82.63%
Principal (1)		980,000	980,000	100.00%	685,000	100.00%
Total Bond Payments	167,258	2,682,846	3,032,604	88.47%	2,634,121	86.64%
Total Expenditures	$ 242,495	$ 3,126,918	$ 3,556,604	87.92%	$ 3,023,974	77.81%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	352,625	2,218,383	1,714,396		544,776	

(1) Annual Principal payment made each October

Note: Total Expenditures does not include depreciation or amortized bond costs (which are not-cash items)

CENTERVILLE

Staff Backup Report
6/16/2015

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 16, 2015 Council Meetings

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No.

Short Title: Councilman Lawrence Wright

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 1.

Short Title: Swearing-in of new Youth City Council members

Initiated By: Lisa Summers, Youth Council Advisor

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

Approve the Mayor's appointment of the following Youth Mayor and new Youth Council members, who will then be sworn in by Justice Court Judge David Miller:

Lana Bangerter	Sarah Hawkes
Justin Barton	Ethan Horlacher
Steve Dixon	Smith Jackson
Grace Fillmore	Kathryn Ann Pertab
Sara Garn	Brook Vogrinec
Eliza Greer	Page Wadley
Coulson Harris	

BACKGROUND

The following youth will be continuing as members of the Youth Council:

Annalise Horlacher	Joe Moore
Ayden Richards	Lyndsey Kunzler, Youth Mayor
Braden Brown	Nathanial McDonald
Eli Bangerter	Peter Jeppesen
Emma Kimball	Sarah Cutler
Jake Garn	Thomas Newman

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 2.

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

Initiated By: City Council

Scheduled Time: 7:20

SUBJECT

RECOMMENDATION

Invite the public to comment on the South Main Street Corridor (SMSC) Plan and related Overlay Zone. In order to manage the meeting agenda and leave time for other business items, staff recommend the Mayor invite public comment from those:

- who have not spoken in earlier meetings; or
- have something new to say if they spoke in earlier meetings.

The public should also be reminded that their comments should be focused on the SMSC Plan and Overlay Zone, and should not address specific development proposals that are currently pending or under consideration. Those proposals are subject to their own public hearings.

BACKGROUND

This is the third of several opportunities for public comment on this matter. Public comments were also heard in the June 2 City Council meeting and the June 10 Planning Commission meeting. Property and business owners within the SMSC boundaries have been invited to attend a joint City Council/Planning Commission meeting on June 17 at 7 p.m. to provide their comments; however, they are also welcome to comment during the June 16 City Council meeting if they cannot attend on June 17. In addition, any interested party or citizen may submit written comments by June 30 via email to southmain@centervilleut.com or by mailing or delivering a letter to City Hall.

The SMSC General Plan and Overlay Zone are attached for the public to review as a basis for their comments.

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) <u>*North Gateway Mixed Use District*</u> – 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) <u>*Civic/Cultural District*</u> - 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.

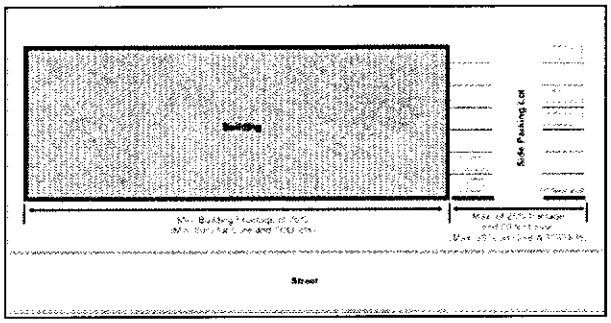
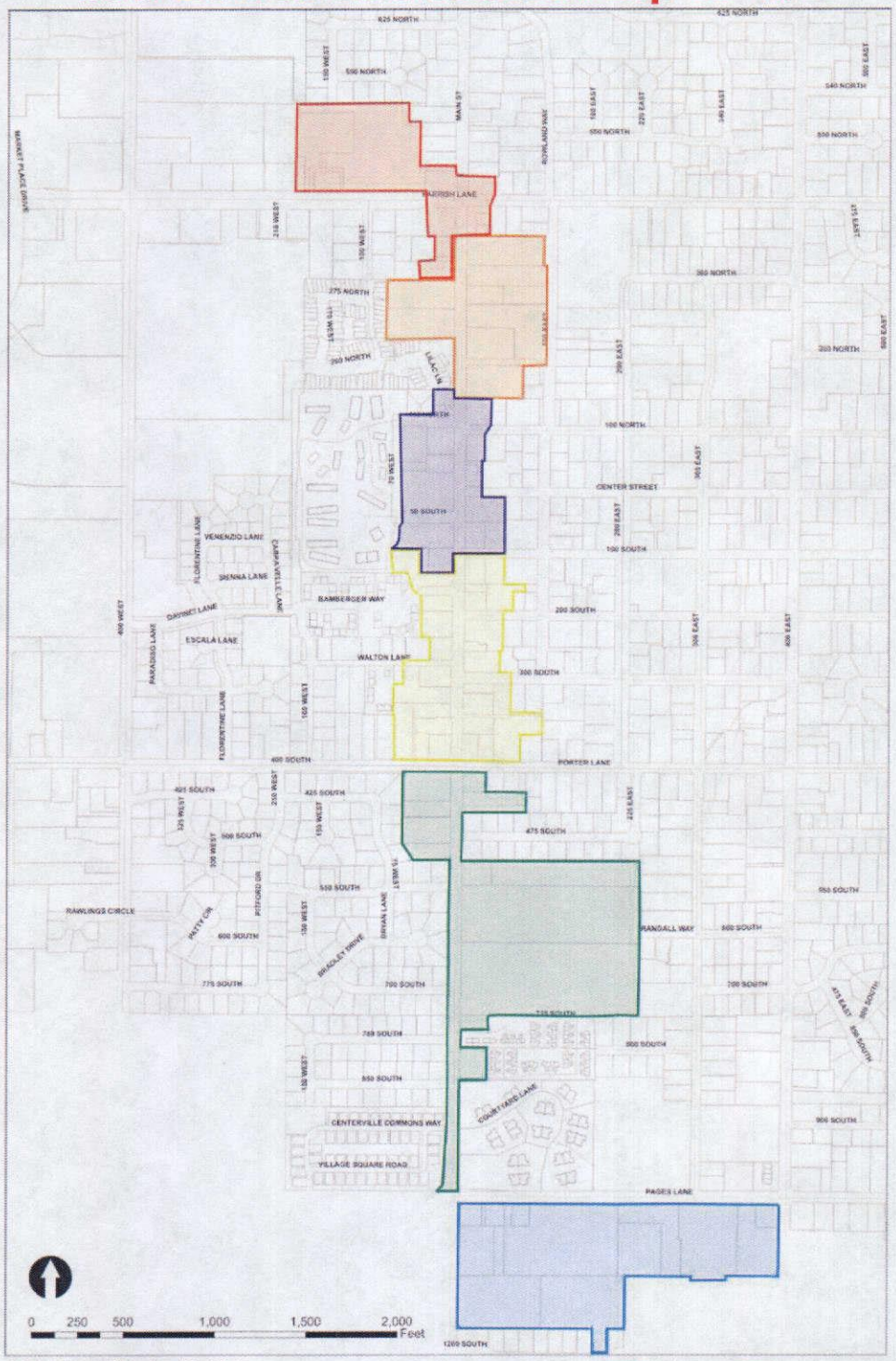


Figure 1 – Example Parking Lot & Stall Arrangement

SMSC OVERLAY DISTRICT

Sub-District Illustration Map 12-48-1



Main Street Overlay District
Regulating Plan

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

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

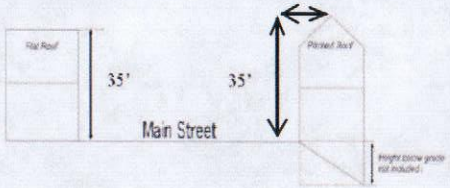
First Floor: 10' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Required Build-To Range (RBR) 5' to 10'
Sides of Lot: No setback required
Rear of Lot: 15' setback to building
Lot Width: 25' to 260'
Building Frontage: Minimum 75% of lot width
Street Facade: Minimum 75% in the RBR

Character Examples

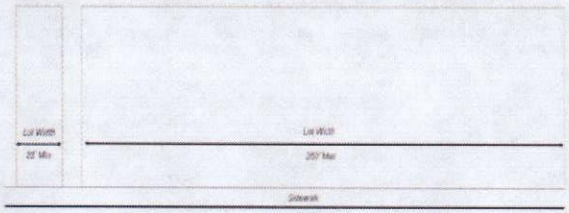
Building Use & Element Specifications:

Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 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.

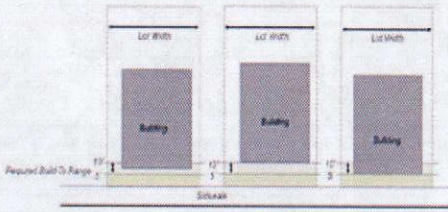
Building Height
(35' from Grade of Main Street)



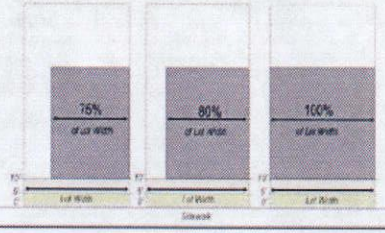
Lot Width
(25' Min to 260' Max)



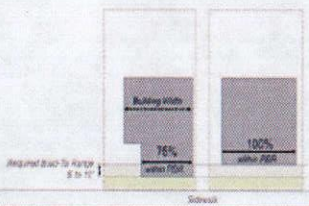
Required Build-To Range
(5' to 10' From Back of Sidewalk)



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



% of Building within RBR
(75 to 100%)

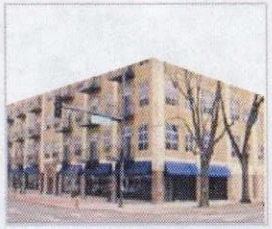


Main Street

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

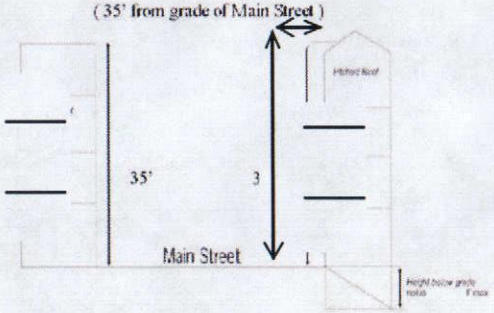


Character Examples

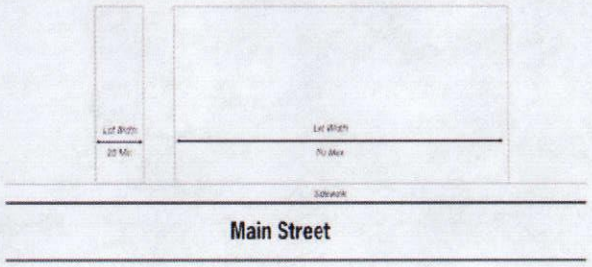
Building Use & Element Specifications:

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, 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.

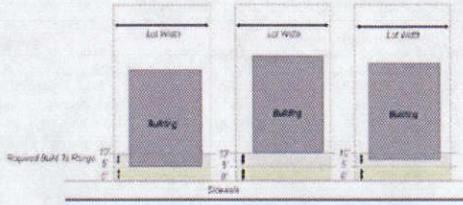
Building Height
(35' from grade of Main Street)



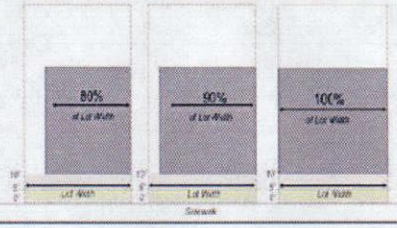
Lot Width
(25' Min to No Max)



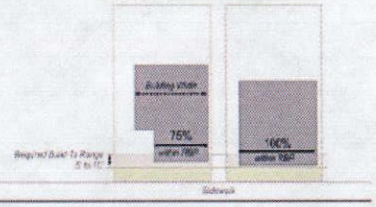
Required Build-To Range
(5' to 10' From Back of Sidewalk)



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



% of Building within RBR
(75 to 100%)



Main Street

City Center Main Street Lot

Building Envelope Specifications:

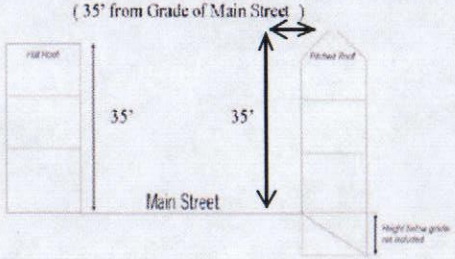
Height: East Side , 1.5/ 2 stories 25' maximum
West Side 1.5/ 3 stories 35' maximum w/ CUP
First Floor: 12' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Required Build-To Range (RBR) 2' to 5'
Sides of Lot: 0' to 10' max
Rear of Lot: 15' setback to building
Lot Width: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

Building Use & Element Specifications:

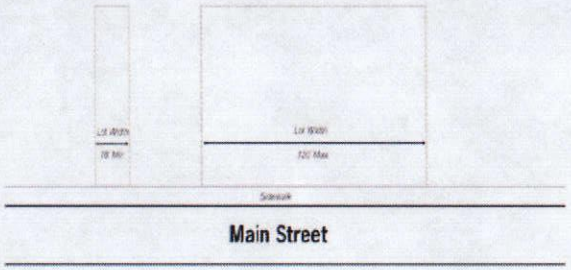
Solid to Void Ratio: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 to 70% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: Ground floor uses shall be non-residential, such as office or retail, on the street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail,
Arcade: An arcade or 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)



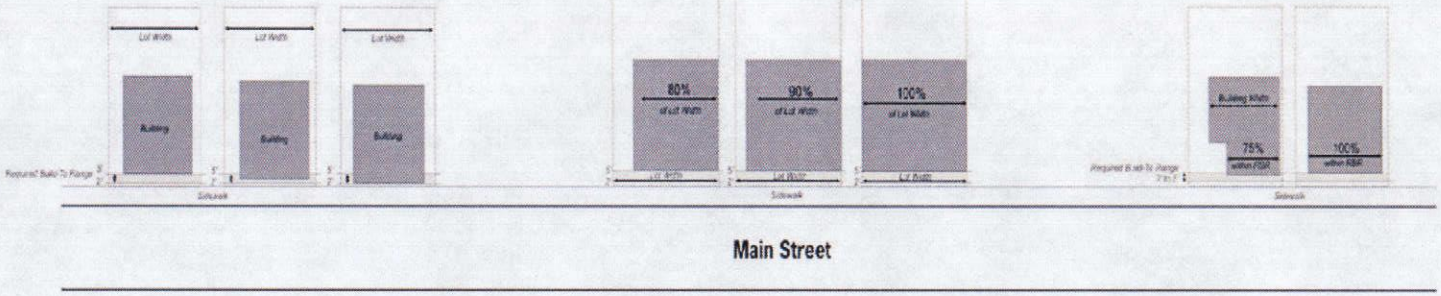
Lot Width
(18' Min to 120' Max)



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

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

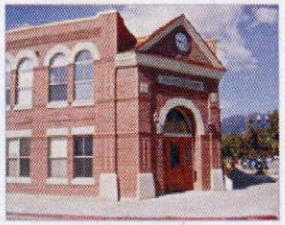
% of Building within RBR
(75 to 100%)

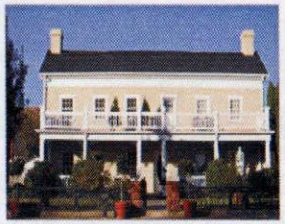


Corner Gateway Lot

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





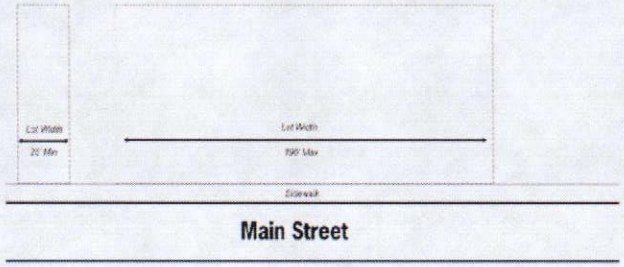
Character Examples

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)

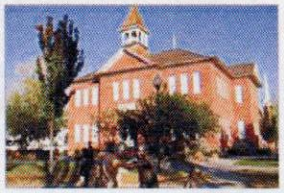
Building Frontage %
(75 to 100% of Lot Width)

% 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

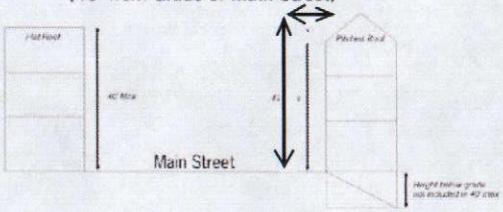


Character Examples

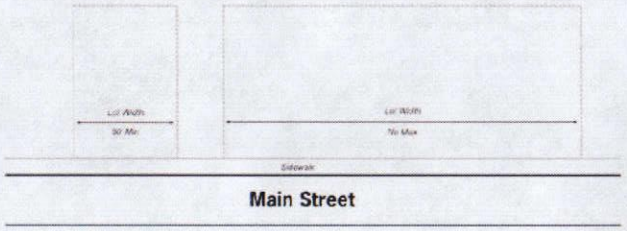
Building Use & Element Specifications:

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)



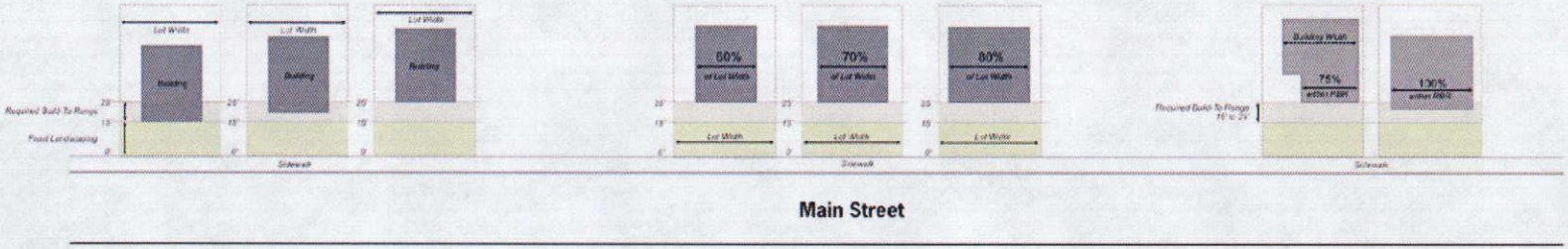
Lot Width
(50' Min to No Max)



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:

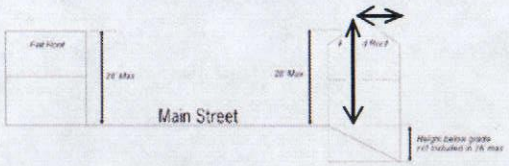
Height: 1 or 2 stories, 28' maximum
First Floor: 9' clear height (minimum 75% of floor)
Upper Floor(s): 8' clear height
Front of Lot: Required Build-To Range (RBR) 15' to 25'
Sides of Lot: 5' min
Rear of Lot: 15' setback to building
Lot Width: 25' to 120'
Building Frontage: 40 to 70% of lot width
Street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

Character Examples

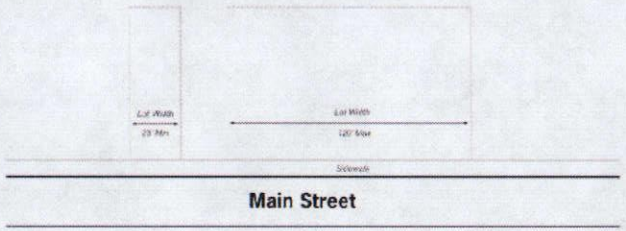
Building Use & Element Specifications:

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.

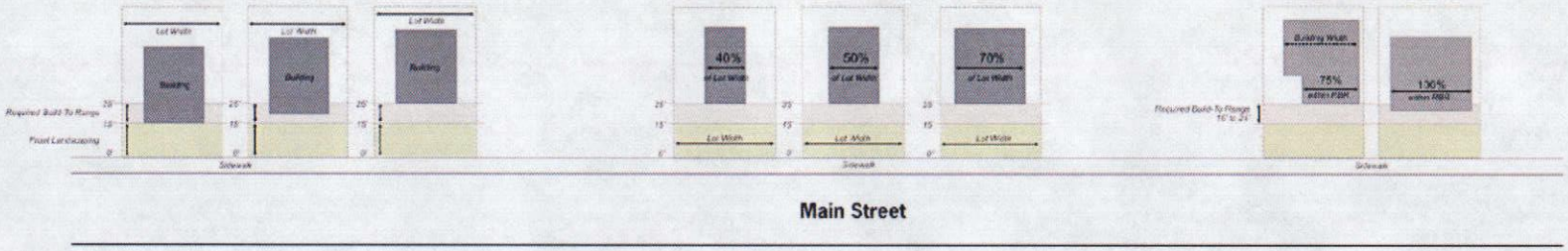
Building Height
(28' from Grade of Main Street)



Lot Width
(25' Min to 120' Max)



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



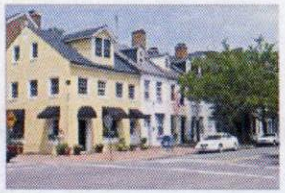
Building Frontage %
(40 to 70% of Lot Width)

% 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

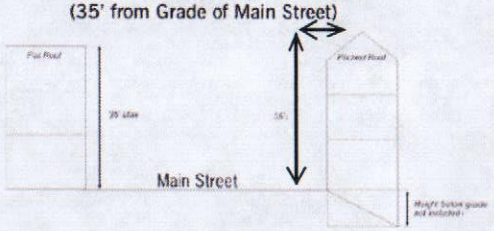


Character Examples

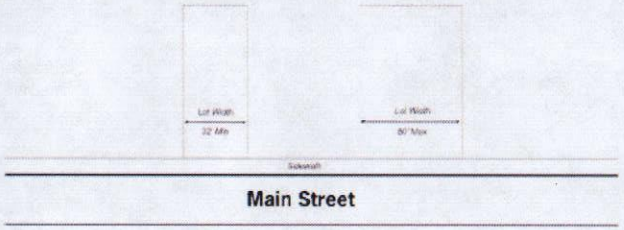
Building Use & Element Specifications:

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 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.

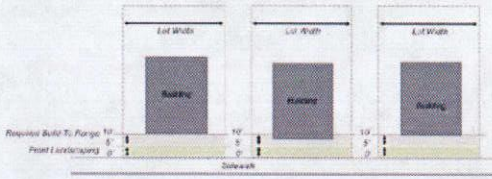
Building Height
(35' from Grade of Main Street)



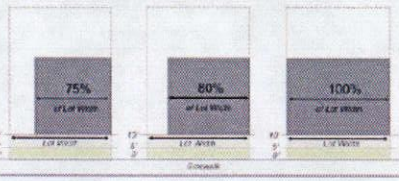
Lot Width
(32' Min to 50' Max)



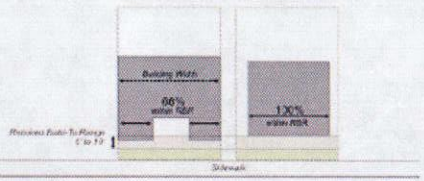
Required Build-To Range
(5' to 10' From Back of Sidewalk)



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



% of Building within RBR
(66 to 100%)



Main Street

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 15 Feet for "H"	8 feet for "M" Zones 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.

SOUTH MAIN STREET COORIDOR-WIDE VISION

GOALS:

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

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

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

OBJECTIVES:

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

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

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

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

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

SOUTH MAIN STREET 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.

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.

NORTH GATEWAY MIXED USE DISTRICT

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.

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.

TRADITIONAL AND CITY CENTER MAIN STEET DISTRICTS

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).

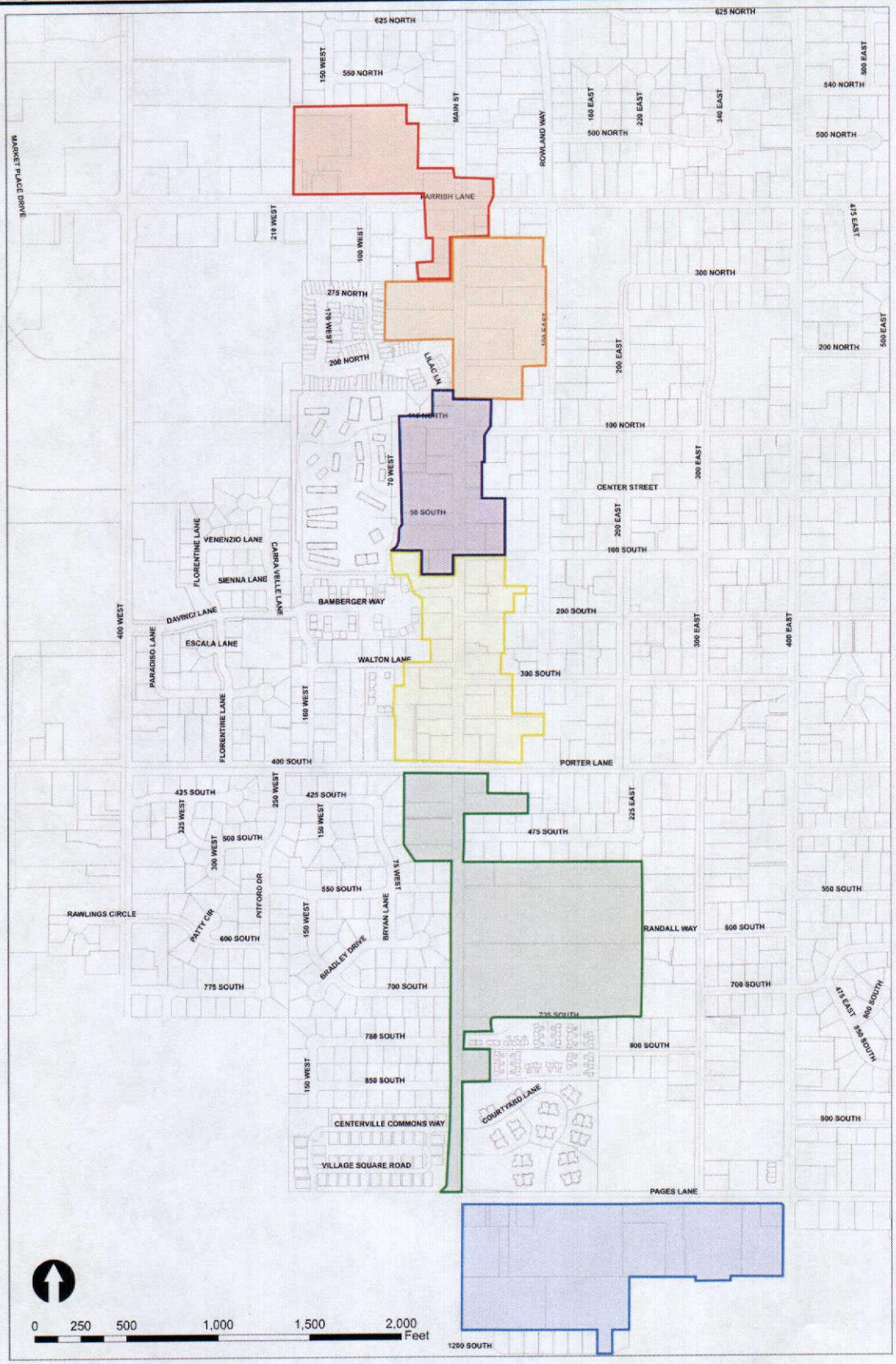
9.B. Establish a front setback range of 0' minimum to 15' maximum to have buildings address the street.

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.

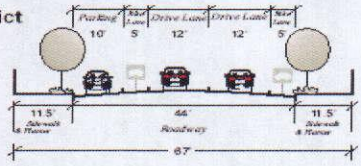
9.F. Utilize an urban streetscape pattern, with plazas, gallerias, and wide sidewalks to enhance the pedestrian experience within the mixed-use area.



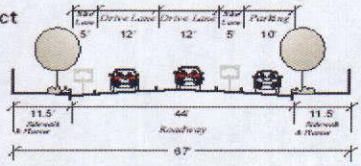
Main Street Overlay Districts

- 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

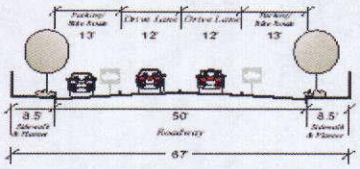
Gateway District



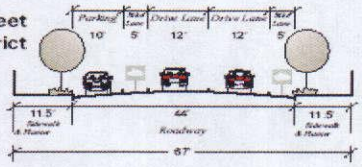
Civic District



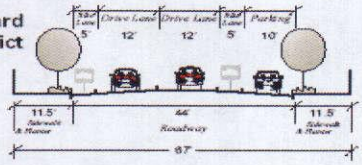
City Center Main Street District

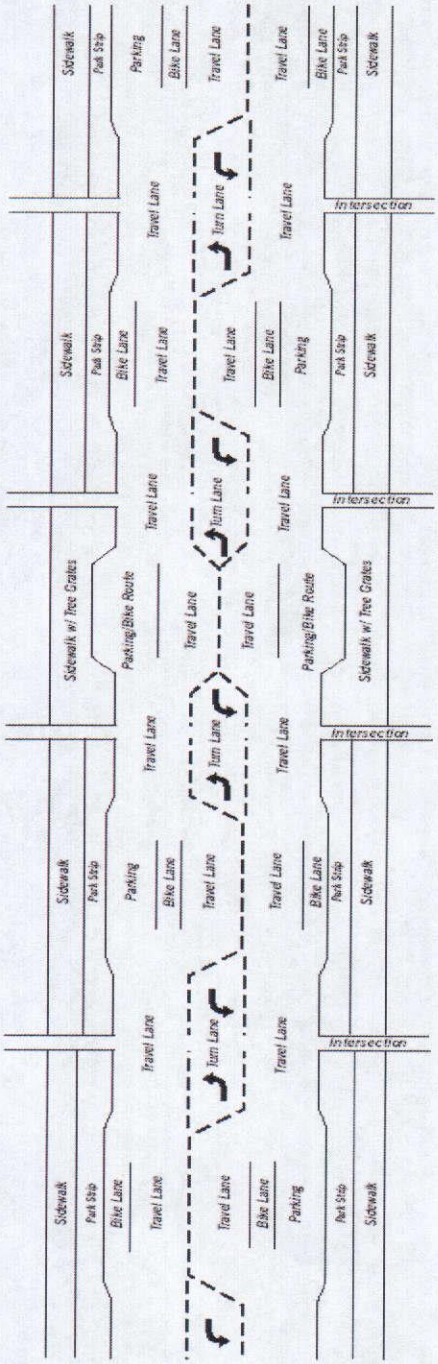


Traditional Main Street District



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
6/16/2015

Item No. 3.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:50

SUBJECT

June 2, 2015 Council work session and regular meeting; June 9, 2015 Special meeting

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- June 2, 2015 Work Session minutes
- June 2, 2015 regular Council meeting minutes
- June 9, 2015 Special meeting minutes

Minutes of the Centerville City Council **work session** held Tuesday, June 2, 2015 at 5:00 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson (arrived at 6:10 p.m.) Stephanie Ivie Lawrence Wright
STAFF PRESENT	Steve Thacker, City Manager Bruce Cox, Parks and Recreation Director Randy Randall, Public Works Director Neal Worsley, Centerville Police Chief Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager Lisa Romney, City Attorney
VISITOR	Jeff Bassett, South Davis Metro Fire Chief

BUDGET WORK SESSION

Employee Compensation – Steve Thacker, City Manager, explained that City employee compensation is based on the principles of internal equity, external equity, and individual equity. Internal equity is determined using a point factoring system. External equity is determined with annual benchmarking. Staff will prepare a three-part ordinance including salary administration guidelines and a position pay grade schedule, based on direction given by the Council. The City's goal has been to pay employees and keep benefits somewhat better than average compared to other cities in order to attract and retain employees. Mr. Thacker stated he is recommending a 1% increase (market adjustment) to all pay ranges (the FY 2015 market adjustment was 2%). He continued that he is recommending the same pay raise matrix percentages as last year, equal to 3% of the total of all employee salaries (2.5% to fund raises for employees who meet or exceed expectation, and an additional 0.5% to reward exceptional performance). Mr. Thacker provided comparative data for increases approved by other agencies.

City Manager Thacker said he is expecting increased pressure from the job market this year. Councilman Averett asked how much turnover the City had in the last year. Mr. Thacker responded that the Police Department had one retirement. Councilman Averett commented that the Fire Agency recently lost half of its part-time recruits, which means the Fire Chief will need to begin the recruitment process again. Councilwoman Fillmore said she views that as an argument against part-time officers. Training is expensive. Councilman Wright argued in favor of hiring part-time officers.

Justice Court Judge – The City has explored the idea of allowing West Bountiful or Farmington to bring their cases to the Centerville Court. The caseload that Farmington would bring would move the City from a level two to a level one court, which would require a dedicated court room. The West Bountiful caseload would put the City very close to that threshold. Mr. Thacker reminded the Council that the Justice Court Judge must receive an increase each year equivalent to the average increase of other City employees. He recommended a 2.5% increase

in Judge Miller's salary, to comply with State law. Centerville Court revenues continue to exceed operating expenses.

Elected Officials Compensation – Last year the Council increased elected official compensation, to be reviewed every four years by ordinance. Therefore, no increase is recommended this year.

Planning Commission Compensation – Mr. Thacker provided comparative data of Planning Commission compensation provided by other Davis County cities. Councilwoman Fillmore suggested incentivizing attendance at training meetings by compensating Commissioners for training meetings attended. The Commissioners are currently able to receive mileage reimbursement and per diem for meals, but no payment for their time at training. Staff reported that Planning Commissioners do not always take advantage of the compensation for mileage and meals. Councilwoman Fillmore expressed a desire to recognize the importance of, and show appreciation for the time they spend in training. Following brief discussion, a majority of the Council indicated they would approve compensating the Planning Commission $35 (the compensation for one Planning Commission meeting) for a half-day or more spent in training. Staff will prepare a resolution to alter the Fee Schedule.

Positions Recommended For Compensation Review – Mr. Thacker stated that he feels the City's two technology-related positions – the GIS Specialist, and the technology position in the Police Department – merit a pay grade review. He also said he would like to increase the responsibilities of the Management Assistant position to include H.R. Specialist and possibly other duties. Councilman Wright suggested also adding a SPHR certification requirement to the Management Assistant position. Mr. Thacker said he would like to engage an independent hourly consultant to help review the three positions. Mayor Cutler recommended forming a subcommittee to review certain management positions, which the benchmark data indicates may be below market. Councilmen Wright and Averett will serve on that committee with the Mayor.

Benefits – There is no increase in the retirement system contribution rate or employee health insurance rates for FY 2016. The Council discussed the need to cap the City's paid leave liability. Mr. Thacker stated the employee committee studying paid leave liability will have a proposal for the Council within the next 3-6 months.

At 6:10 p.m. Councilman Higginson arrived, and the City department heads and Fire Chief joined the discussion. Councilman Wright asked Police Chief Worsley if he does indeed plan to retire this year. Chief Worsley responded that he does.

FIREWORKS RESTRICTION AREA

Fire Chief Bassett said he feels the restricted area in the proposed fireworks ordinance is sufficient. Both he and Police Chief Worsley indicated they would be in favor of a standing ordinance for the July celebration period. Council members Ivie and Wright both stated they would be in favor of a standing ordinance.

DISCUSSION WITH DEPARTMENT HEADS REGARDING TENTATIVE BUDGET

South Davis Metro Fire Agency Staffing – Fire Chief Bassett stated that part-time officers are heavily used in Davis County. They recently lost many part-time officers to full-time positions with different agencies. He explained the staffing changes that are being implemented

within the Fire Agency. Councilman Wright asked about citizen education regarding fireworks restrictions. Mr. Thacker responded that information will be included in a mailer sent out by the City. Councilman Wright suggested sending a reverse 911 call, and the Council discussed using the Peachjar option through the School District.

Public Works and Parks and Recreation – Randy Randall, Public Works Director, and Bruce Cox, Parks and Recreation Director, discussed needs in their departments with the Council. Councilwoman Fillmore stated she knows the Parks and Recreation Department relies heavily on college students for seasonal help, and asked if it would be helpful to have another full-time team member. Mr. Cox responded that it would be nice, but he does not think there would necessarily be enough work to keep an additional full-time team member busy year-round. Mr. Randall said he is concerned about the work load in his department. The scope of work is becoming more complex, with increased Federal requirements and City requirements and needs. Mr. Randall said he would like to see the City move in the other direction by cost-effectively focusing on what can be done long-term, making do with what we have, and being as fiscally responsible as possible. He expressed the concern that the Complete Streets Policy will have the opposite effect, creating a need for more man-power or cost.

Mr. Randall and Mr. Cox both indicated they feel the Tentative Budget is reasonable. Councilwoman Fillmore pointed out that after making do year after year a breaking point is reached. The Council wants to know what is needed in the budget to maintain quality in the City. Mr. Randall expressed the opinion that Centerville has some of the best streets in the State, but there has to be a balance between having perfect streets and having reasonable streets. The Council agreed. Mr. Randall stated that as he gets closer to retirement age and looks around for someone who could replace him, he is looking for someone with specific skill sets willing to put in the time that is required. The Council and department heads discussed the need for succession planning. Mayor Cutler said he feels Chief Worsley has done a good job of grooming people to take on leadership roles in the Police Department. They discussed the possibility of hiring employees with the idea of training them for leadership. Chief Worsley said he feels it is a good idea to train existing employees for leadership positions, and Councilman Wright suggested that the needed skills might be available in other departments within the City, and over time there may be employees interested in switching departments.

Mayor Cutler said he would like the departments to think about how technology or productivity increases could be utilized to control the need for additional personnel long-term. Mr. Thacker pointed out that each year the department heads submit a three-year list of needs to anticipate what will be needed. Councilwoman Fillmore emphasized that she appreciates a fiscal conservative approach, but she does not want the City to get too far behind. Councilman Wright stated it will be important to maintain strong emergency management leadership as restructuring within the Police Department occurs. He also recommended it would be valuable for the City or the Fire Agency to purchase a drone for emergency management purposes.

ADJOURNMENT

Mayor Cutler adjourned the work session at 6:56 p.m.

_____ _____

Marsha L. Morrow, City Recorder Date Approved

Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** regular meeting held Tuesday, June 2, 2015 at 7:05 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright
STAFF PRESENT	Steve Thacker, City Manager Lisa Romney, City Attorney Jacob Smith, Management Assistant Cory Snyder, Community Development Director Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager
VISITORS	Interested citizens (see attached sign-in sheet)
PLEDGE OF ALLEGIANCE	led by Merlin Anderson, BSA
PRAYER OR THOUGHT	Councilman Averett

OPEN SESSION

Heather Strasser – Ms. Strasser said she lives in the Shaela Park neighborhood. She thanked the Mayor and Council for responding and listening to their concerns regarding the zoning change proposal for the Hafoka property on Porter Lane west of 400 West. Ms. Strasser stated that the current site plan proposal includes 49 units with medium density zoning. She said that residents still have concerns with traffic, walkability for children, narrow streets within the development plan, a lack of guest parking, usability of proposed green space, and pressure on existing infrastructure. She expressed a hope that the City and residents can work together with the developer to get answers.

Rick Bingham – Mr. Bingham expressed gratitude for the service given by Council members for the good of the community. He mentioned that from time to time in Council meetings the Mayor has expressed concern over outbursts from attendees, and pled for an air of civility. He said he appreciates that reminder. He asked that Council members also act with respect and work together in harmony, maintaining the decorum of the meeting.

Dorothy Call – Ms. Call said that as a long-time resident of Centerville she has seen a lot of changes over time. Some changes have been good and some not so good. She expressed a desire to keep negative changes to a minimum. Ms. Call expressed the opinion that, if the City is not careful, Centerville will split, and the north end will join Farmington. She asked if the City could have more homes rather than big high rises, where neighbor communication and a feeling of community is difficult.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 12, 2015 Special Council meeting and closed meeting, and the May 19, 2015 work session, regular meeting, and closed meeting were reviewed. Councilwoman Ivie requested an addition to the May 12 Special meeting minutes. Councilman Wright asked Lisa Romney, City Attorney, if she had given specific direction to the Council regarding communication with Planning Commissioners at the Special meeting. Ms. Romney responded that she does not recall giving that direction on May 12th, but that she would advise Council members to not lobby Planning Commission members on issues that are pending before the Commission. Councilman Wright made a **motion** to approve the May 12, 2015 Special meeting minutes as amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0). Councilman Wright made a **motion** to approve the May 12, 2015 closed meeting minutes. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

Councilwoman Fillmore requested an amendment to the May 19 regular meeting minutes. Councilman Higginson made a **motion** to approve the May 19, 2015 regular meeting minutes as amended, as well as the May 19, 2015 work session and closed meeting minutes. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – MICKELSON MEADOWS FINAL SUBDIVISION – 696 EAST CENTER

Cory Snyder, Community Development Director, briefly explained the Planning Commission's recommendation to approve the Mickelson Meadows final subdivision plat.

Mayor Cutler opened a public hearing at 7:28 p.m., and closed the public hearing seeing that no one wished to comment. Councilman Averett made a **motion** to approve the Mickelson Meadows final subdivision plat with the following conditions and findings. Councilman Wright seconded the motion, which passed by unanimous vote (5-0).

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 recorded at the Davis County Recorder's Office.

Findings:

1. The final subdivision plat is in harmony wit 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].

PUBLIC HEARING – MILES MANOR FINAL SUBDIVISION – 580 EAST 100 SOUTH

Mr. Snyder reported that the Planning Commission recommends approval of the Miles Manor final subdivision plat.

The Mayor opened a public hearing at 7:31 p.m., and closed the public hearing seeing that no one wished to comment. Councilwoman Ivie made a **motion** to accept the Miles Manor final subdivision plat with the following conditions and findings. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

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 the City staff.
7. The final subdivision plat shall be 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.

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].

FINAL SUBDIVISION PLAT EXTENSION – LEGACY TRAIL SUBDIVISION

The final plat for the Legacy Trail Apartments Subdivision was approved by the Council on December 2, 2014. Such approval was conditioned upon a number of terms and conditions, many of which are still outstanding. Mr. Snyder explained that, due to many circumstances, the applicant, Mr. Hale, has submitted a request to extend the final plans and plat approval for 3-6 months. Following brief discussion, Councilman Wright made a **motion** to 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. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

PUBLIC COMMENT REGARDING SOUTH MAIN STREET CORRIDOR PLAN/OVERLAY ZONE

Mayor Cutler opened the meeting to public comments regarding the South Main Street Corridor (SMSC) and Overlay Zone at 7:37 p.m. He stated that the purpose of the comment period is to receive comments regarding the principles and regulations of the SMSC Plan, and suggested that citizens refrain from focusing comments on specific developers and projects.

Scott VanOrman – Mr. VanOrman said it is his understanding that there is no specific density mentioned in the SMSC Plan, and requested the Council place a low-density stipulation, limiting development to single-family residences as much as possible.

Robyn Mecham – Ms. Mecham said she believes there are only four buildings in the SMSC that are not prime for redevelopment. She said she recently found some of the comments she presented to the Council in 2008 during the SMSC Plan process. Ms. Mecham commented that Farmington Station was financed by the California Teacher's Union, and asked the Council what would stop a group from buying and redeveloping Centerville Main Street. She said she feels there are big loopholes in the current zoning. Ms. Mecham read aloud portions of the comments she made in 2008, and emphasized that the area of Main Street under discussion is the most historic neighborhood in Centerville. She pointed out that Centerville now exceeds the Federal requirements for affordable housing. Ms. Mecham expressed concern for the safety of children in the neighborhood. She stated that more than a majority of property owners on Main Street were against density in 2008, and she provided a copy of a citizen survey taken at the time. She asked the Council members to drive down Parrish Lane and look at what already exists in the business district, and see that it is not what is wanted on Main Street. She asked the Council to please lower the density and lower the height allowance, and asked if it would be possible to grant zoning amendments with the stipulation that the original zoning would revert back if the proposed projects do not occur. Ms. Mecham emphasized she feels it is important to ensure that new buildings fit in with the character of the surrounding neighborhoods.

Travis Davis – Mr. Davis said he grew up in West Valley City, and watched the change that took place in the community as density increased. He briefly explained restrictions being implemented by West Valley City on the limited remaining developable residential properties. He recommended the City consider a Residential-Low base zoning, not PDO, on Main Street. Mr. Davis said he would like to see the City coming to the residents to explain why medium and high densities are preferable, rather than the citizens trying to prove why the City should have low-density.

Blane Roskelley – Mr. Roskelley referred to the high rise slums and high crime rate in Detroit, and mentioned that Detroit was once a fine, growing city. He stated he would hate to see Centerville become like that. He said he believes if traffic is increased with higher density along Main Street, it will not be safe for children crossing to school. Mr. Roskelley said he would like to see the integrity of the City remain where it is.

Cami Layton – Ms. Layton pointed out that this is Centerville's Centennial year, and quoted from comments in the City's Sesquicentennial brochure regarding the goal to limit growth and preserve a small town atmosphere. She stated that the City is small, and she would not want Centerville to be known as "the city squeezed in between". She quoted from a Deseret News article that states that Salt Lake City rents are among the cheapest in the region. Ms. Layton said that cheap rent is available elsewhere, and does not need to be here. She does not want the congestion and other issues that come with density. Contention is not healthy in the community. She expressed confidence that the City can help developers and please citizens at same time, but the City should be honest with developers that come to Centerville regarding the desire for a small town atmosphere. She said she believes staff and the Council should have the citizens' interests at heart. Ms. Layton said she does not want Wasatch Front Regional Council (WFRC) or Envision Utah telling Centerville how the City should be built. She does not want Main Street to be an active, busy section of town; Main Street is not the hub of the City anymore. She is concerned about a possible rippling effect that could occur with properties on Main Street. Ms. Layton stated she feels quality of life should be more important than getting State funding. She also expressed concern for the aging population and stated the City should have single-level residences where the elderly can live. She added that the City needs to think about providing cemetery space, and said she hopes this Centennial year can be a good year.

Dale McIntyre – Mr. McIntyre asked the Council members if they are representing the citizens who voted for them, or representing financial interests. He stated that the Landmarks Commission is in the process of creating the Deuel Creek Historic District. Mr. McIntyre said there is nothing historic about high-density housing in Centerville. Historically, children have been able to walk to school safely, and he asked how safe they would be with high-density housing. He asked the Council members to represent those who voted for them with the belief that their desires would be represented.

Ryan Archibald – Mr. Archibald said that he grew up across the street from Centerville Junior High and walked around the neighborhood safely, and he is concerned that children and the crossing guard may not be safe crossing the street with high density.

Bret Milburn, Davis County Commissioner – Commissioner Milburn expressed appreciation for the service given by the Council members, and said he knows that decisions are not easy, and everything is not black and white. He said he is perplexed by the "not in my backyard" type of commentary. He said he feels Main Street has a few businesses and many run-down lots, and he would like to see change on Main Street in a manner conducive with the desires of the citizens and the mindset of what Centerville wants to be known for in the future. He said that change is inevitable, and he is not opposed to density in the right amounts. He expressed the hope that citizens have taken the time to share their vision for the future through the Envision Utah online survey. He commented that the arguments in favor of keeping a small-town Centerville, and the desire for citizens' children to be able to afford to live in Centerville, seem to be in conflict, and a balance needs to be reached. He said he does not feel it is just about density, although density does have an impact on a variety of different things. Commissioner Milburn asked if the City has spoken with other stakeholders, such as the school district and emergency services, about possible impacts. He pointed out that the population is

expected to double along the Wasatch Front in the next 20-30 years. Other cities along the Wasatch Front are facing the same issues and problems. Main Street will not be the same as it was 80 years ago, and the City should be cautious and move into the future with a plan. Commissioner Milburn suggested that UDOT may not be willing to lower the speed limit on Main Street to residential speeds, and expressed curiosity regarding what is driving the sudden interest by developers in ultra high-density development. He cautioned the citizens to be reasonable, with reasons and solutions rather than only saying "no".

Neil Lish – Mr. Lish expressed the hope that the Mayor and City Council will adhere to their campaign claims of valuing the small-town atmosphere in Centerville.

Dale Engberson – Mr. Engberson spoke very complimentary about Brighton Homes as developers. He stated that the City cannot change the rules midstream just because someone doesn't like the project. He suggested that many citizens could take advantage of the accessory dwelling unit (ADU) ordinance that the City is working on.

Paula Tinnabe – Ms. Tinnabe stated she has a long family history in Centerville, and is a long-time employee of the Centerville Post Office. She said that people love Centerville because of what Centerville is. People did not move here to have Centerville become what they left; they moved here because of what Centerville was. She said she does not want a lot of high-density apartments in the neighborhoods, and expressed the hope that we can keep it a nice town.

Carol Bake – Ms. Bake said she liked the mixed-use idea when it was originally put in the SMSC Plan. She said her only concern is that it will not be implemented. She stated she loves her neighborhood dearly, and when she reads the Plan she feels she is reading something different than many of her neighbors. She expressed concern that her home appraised for less than expected because the neighborhood is considered a "declining neighborhood" with empty lots, and rundown or empty buildings. Ms. Bake said she does not see the concerns that have been voiced being a problem with the SMSC Plan. Centerville is not Detroit or West Valley City. Centerville is not an affordable place to live, and she would like to see places along the SMSC where some young families or older residents could afford to live. She said she would hate to see all the young families living on the west side because that is the only place they can afford. A lack of younger families in the neighborhood would contribute to a declining neighborhood. She expressed a desire for a family friendly Centerville for now and future generations. She read portions of the Plan aloud and said she does not see cause for alarm. She does not see high-rise development occurring with the current Plan. Ms. Bake said she has heard from citizens that they don't trust the City Council, and she expressed confidence that Centerville will not become like Detroit or West Valley City unless the Council throws out their Plan that was drafted by the Planning Commission. Some tweaks here and there may be needed. She said she loves Centerville and would like to see the Corridor become what it can be, not perpetuate what it is now.

Stephanie Richardson – Ms. Richardson stated that citizens are not saying the City can't have any multi-family dwellings; they are trying to avoid higher density than the City already has. The City should create guidelines for developers to prevent really high density. She said she lives within the historic district, which has a lot of small homes that are rentals, and many young families renting that can't find medium-sized homes. There is a need for medium-sized single-family homes to balance out the apartments across the freeway.

Cami Layton – Ms. Layton stated the General Plan needs to be amended with stronger words that protect quality of life and the values of the citizens. The Plan has too many inconsistencies and loopholes for developers. She said she feels that density, not building design, is the issue. She referred to the Walmart development and developments to the south of Walmart up to Porter Lane, and said that those projects were well-done and look nice because citizens got involved. Ms. Layton stated that Brighton Homes sounds like a good company. She said she does not believe Centerville should be an entitlement city. The Wasatch Front is expensive. If children can't afford to live here, too bad. She referred again to the affordable housing in Salt Lake.

Rolf Sorensen – Mr. Sorensen said he lives across the street from one of the proposed projects. He and his wife realize that things change. He does not want to leave, but he does not want to see happen here what he moved away from in California. He expressed concern about the traffic that would come with high density. He agreed with the need to look at things cautiously, and said he moved here for the Centerville, Utah feeling. Mr. Sorensen expressed confidence in the natural real estate process.

Pamela Sorensen – Ms. Sorensen stated that the change that occurs needs to be the right change. She expressed concern about the density because of traffic that already exists in her neighborhood without high density. She does not want to be forced to leave Centerville. She appealed to the Council members as members of families, and said she hopes the issue will be thought out seriously, with families in mind.

Rick Bingham – Mr. Bingham stated that residential real estate in Centerville is in high demand. He does not know of many areas that are declining in value, and commented that there is affordable housing in Centerville. The City cannot be all things to all people, and he does not think the City should try to provide houses for all income levels. He asked for clarification of the definition of mixed-use development. Mr. Bingham said he would not want to lower the value of the community with high density, and he feels a master plan is needed for the area to guide the future. He stated that, even if the population along the Wasatch Front doubles, the population of Centerville does not need to double. He added that he would like the zoning to be changed to reflect residential on Main Street, not commercial.

Tim Hawkes, Utah House of Representatives – Representative Hawkes said he thinks people will like the revised plan for Walton Village. If they like it, it will be in spite of the overlay, not because of the overlay. He said he feels the City should be careful what is incentivized. The demand for commercial does not seem to be there. Without density restrictions, developers will economically follow high density. Representative Hawkes said the City should make sure that the Centerville being incentivized is the Centerville we know and love.

At 9:14 p.m. Mayor Cutler closed the public comment period, and pointed out that public comments will be welcome on June 10th at the Planning Commission meeting, and at the Council meeting on June 16th. Property owners will be specifically invited to a public meeting with the Council on June 17th.

The Mayor explained that a zoning change can be initiated by three parties: property owners, the Planning Commission, and the City Council. Responding to some of the questions asked during the public comment period, Mayor Cutler stated that the City encourages positive development, but has no financial or other interest in encouraging more dense development. The City does not select specific developers, but responds to those who ask questions. The height restrictions on Main Street are currently lower than height restrictions in residential

zones. Mr. Snyder responded to the question regarding changed zoning reverting back if intended projects do not occur, stating that he feels "contract zoning" would be against existing law. Property is zoned based on all possibilities within a zone being acceptable, and a lot of legal problems would be raised by going back and forth depending on the project. Supporting reasons are needed to change zoning. Ms. Romney added that City ordinances are not set up to require development plan or site plan with a rezone request. However, a site plan can be required in an overlay. Mixed-use traditionally involves something like retail on the bottom floor, and something like an office or dwelling on the second floor. The SMSC Plan allows for vertical, horizontal or side-by-side mixed-use. Funding for "ideal" mixed-use is difficult. Mayor Cutler recognized the suggestion made during the comment period to change the Commercial zoning on Main Street to Residential-Low.

The Council took a break at 9:26 p.m. and returned at 9:36 p.m.

MUNICIPAL CODE AMENDMENTS TO ENACT SECTION 11-01-160 REGARDING STREET NAMES AND ADDRESSING REGULATIONS – ORDINANCE NO. 2015-09

The Council previously reviewed and discussed Ordinance No. 2015-09 regarding Street Name and Addressing Regulations at the Council meeting on May 19, 2015. The 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. The requested changes have been made. Mr. Thacker mentioned that the Ordinance provides for the Council to make the final determination and decision, which may not agree with the petitioners' request.

Councilwoman Ivie made a **motion** to approve Ordinance No. 2015-09 enacting Section 11-01-160 of the Centerville Municipal Code regarding Street Name and Addressing Regulations with the amendments proposed. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

RESTRICTED AREA FOR DISCHARGE OF FIREWORKS

In the budget work session prior to the Council meeting, the Council discussed the proposed restricted area for the discharge of fireworks. Police Chief Worsley and Fire Chief Bassett both indicated support for a standing ordinance, as has been done in North Salt Lake. Bountiful and Centerville enact the prohibition annually to evaluate the restricted area each year. Councilman Wright expressed a desire to look into the possibility of enacting a permanent ordinance in Centerville. Councilman Wright made a **motion** to adopt Ordinance No. 2015-10 designating a restricted area within Centerville City for the discharge of fireworks due to hazardous environmental conditions. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

MAYOR'S REPORT

- Mayor Cutler said he will bring a resolution regarding the transportation sales tax ballot question to the Council for review at the June 16th meeting. The Davis County COG has been discussing this matter.
- The Mayor made the Council aware of multiple code violations on the Ada Jensen property, and described the mediation efforts that have been made by the City. Animal control has been involved. Staff will be proceeding with enforcement of City

code. Councilman Wright stated that his heart goes out to her, but no one is above the law.

COUNCIL LIAISON REPORT – PARKS AND RECREATION COMMITTEE AND RECREATION DISTRICT

Councilwoman Fillmore reported that eight movies have been selected by the Parks and Recreation Committee for Movies in the Park this summer, and described activities planned and sponsored by the Committee in conjunction with the Centennial. She stated that the Recreation District is gearing up for summer activities, and reported that the website has been improved due to public feedback, a positive example that public feedback can make a difference.

Councilman Higginson followed up with a suggestion he made at a previous meeting that the outdoor pool area at the Recreation Center be open to the public free of charge, since all residents pay taxes. Councilwoman Fillmore responded that the Recreation District is always trying to balance revenue and operating expenses. A public splash pad has been considered by the Parks and Recreation Committee, and the suggestion was made to ask all the cities within the Recreation District to contribute. Councilman Wright asked if the Recreation Center could offer free days to residents of the City. Mr. Thacker stated that was done in the first few years the facility was open, but the City was required to provide supervision, and by the third time it was offered there were relatively few citizens who took advantage of the opportunity. Councilman Higginson suggested that if free admission to Centerville citizens were offered during regular operating hours, the Recreation Center employees would already be in place as supervision. Apparently Woods Cross City is currently using this approach.

CITY MANAGER'S REPORT

City Manager Thacker announced that a retirement luncheon for Gary Thomas will be held on Wednesday, June 3rd, at 12:00 p.m.

MISCELLANEOUS BUSINESS

Councilman Wright made a **motion** to commence the warranty period for the Sonic Drive-In, effective June 2, 2015. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

RDA MEETING

At 9:57 p.m. Councilman Wright made a **motion** to move to a meeting of the Centerville Redevelopment Agency. Councilman Higginson 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; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 10:17 p.m.

ADJOURNMENT

At 10:19 p.m. Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman Wright seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

Minutes of the Centerville **City Council special** meeting held Tuesday, June 9, 2015 at 6:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

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

PUBLIC HEARING – FY 2016 TENTATIVE BUDGET, PROPOSED EMPLOYEE COMPENSATION PLAN, AND PROPOSED CULINARY WATER RATE INCREASE

Steve Thacker, City Manager, briefly highlighted the FY 2016 Tentative Budget, which does not include a property tax increase. The Council has approved a 112% increase in drainage utility fees to fund replacement of storm drainage infrastructure in the city. In addition, a 5% increase in the culinary water rate is included in the Tentative Budget to offset the impact of inflation on the cost of operating the water system. Staff is updating and coordinating the Water Main Replacement Plan and the Street Maintenance Plan, to be presented to the Council in 6-8 months. At that time, the Council may determine that an additional increase is needed. Mr. Thacker outlined proposed changes to the Employee Compensation Plan – a 1% pay range increase (market adjustment), and a performance increase for employees who meet or exceed expectations equaling 2.5% of the total employee/salaries, plus 0.5% for the bonus pool as explained in the Salary Administration Guidelines. Compensation of elected officials was increased last year, to be reviewed every four years, and no increase is recommended for FY 2016. State law requires that the Justice Court Judge receive an increase equal to, or exceeding, the average increase of other City employees. The FY 2016 Tentative Budget includes a Justice Court Judge compensation increase of 2.5%.

At 6:25 p.m. Mayor Cutler opened a public hearing regarding the FY 2016 Tentative Budget, compensation issues and the proposed 5% culinary water rate increase.

Dale McIntyre – Mr. McIntyre stated he is pleased that the proposed culinary water rate increase is being done in the form of a fee increase rather than the City going into debt.

At 6:28 p.m. the Mayor ended the public hearing for the evening, to be continued at the June 16, 2015 Council meeting.

The Whitaker Museum Director is currently limited to 19 paid hours per week. Councilman Wright stated that activity at the Museum has increased significantly, and he expressed a desire to increase the number of paid hours per week to allow the Director to receive benefits in recognition of her service to the community. Councilman Averett stated he

would like to see the numbers for Museum events and Tuesday attendance for the last 12 months. Councilwoman Fillmore expressed gratitude for what has been accomplished at the Whitaker Museum. She agreed with Councilman Averett, and added that she would also like to see a comparison of the number of people in the community reached through the Museum versus other City programs, such as the recreation program, as well as a salary comparison. Mr. Thacker suggested staff also prepare data that would reflect the budget impact of the proposed salary increase. Mr. Thacker stated that, in his professional experience, the nature of the program is such that there will always be pressure to exceed the set limit. The program will be limited to whatever can be accomplished by the Director in the given time. Any additional or remaining work is accomplished with volunteer labor. An increase to 20 hours per week would cost the City 18% more for retirement benefits. Councilman Wright said he would like her to receive medical benefits as well. Councilwoman Fillmore gave examples of organizations that thrive with very few low-paid positions and a force of volunteer labor. Councilman Wright pointed out the need for continuity at the Museum as volunteers come and go, and expressed confidence that the Council can come up with the money if it really wants to. The Mayor asked staff to put together data to quantify the cost of adding retirement benefits to the Museum Director position, the number of hours that would be required to qualify for medical benefits, and the cost to the City of adding medical benefits to the position.

Councilwoman Ivie asked why compliance testing for liquor law enforcement is not funded in the FY 2016 Tentative Budget. Blaine Lutz, Finance Director, responded that the County takes care of compliance testing. DUI enforcement shifts, however, are funded. Councilwoman Ivie referred to the small increase in the crossing guard budget compared to last year, and asked if the increase is intended to fund an additional crossing guard at the Parrish Lane/Main Street intersection, as suggested by Patricia Hedrick at a previous meeting. She stated that she spent a school morning at the intersection with the crossing guard and a police officer, and she emphasized that an additional crossing guard is needed for safety. Mr. Thacker responded that an increase is included in the budget every few years to fund a small increase in crossing guard compensation. Mayor Cutler said he would be in favor of looking at additional safety measures for the intersection, and in favor of asking the crossing guard and officers what they recommend. Mr. Thacker suggested asking for a report from the Police Department on this issue, and stated he would obtain a cost estimate for adding a second crossing guard at that intersection.

Responding to a question from Councilwoman Ivie, Mr. Thacker explained that the decreased amount budgeted for Parks Department temporary (seasonal) employee wages is a better estimate than was used last year, based on actual numbers from the past few years. Councilwoman Ivie pointed out the $200 budgeted for printing expenses for the Public Works Department that was not used last year, and suggested that if the $200 is not needed in FY 2016, it could be reallocated to increase the budget for tree trimming. Mr. Thacker responded that the Public Works Department takes care of right-of-way tree issues, and the Parks Department takes care of trees on public property. The City Manager is able to approve movement of funds within Department budgets, so the $200 referred to could be used for tree trimming if not needed for printing.

RDA MEETING

At 6:58 p.m. Councilman Averett made a **motion** to move to a meeting of the Centerville Redevelopment Agency. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0). In attendance were: Paul A. Cutler, Chair; Directors Averett, Fillmore, Ivie, and

Wright; Steve Thacker, Executive Director; Blaine Lutz, Finance Director; and Katie Rust, Recording Secretary.

ADJOURNMENT

At 7:12 p.m. Councilwoman Ivie made a **motion** to adjourn both the RDA meeting and the regular Council meeting. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

_____ _____

Marsha L. Morrow, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 4.

Short Title: Summary Action Calendar

Initiated By:

Scheduled Time: 7:50

SUBJECT

a. Terminate warranty for Chitose Johnson Subdivision
b. Municipal Code Amendments - Title 16 - Stormwater - Consider Municipal Code Amendments to Various Sections of Title 16 regarding Stormwater Management and Pollution Control - Ordinance No. 2015-11

RECOMMENDATION

a. Terminate warranty for Chitose Johnson Subdivision.

b. Approve Ordinance No. 2015-11 amending various sections of Title 16 of the Centerville Municipal Code regarding Stormwater Management and Pollution Control.

BACKGROUND

a. The Chitose Johnson Subdivision, located at approximately 200 East 1200 South, was given final approval by the Planning Commission on August 28, 2013. The City Council commenced the warranty period on May 20, 2014. The City Engineer has inspected this project and recommends the warranty period be terminated and release of the remaining contingency in the amount of $10,556.20 (in the form of a cash bond).

b. In January of this year, the Utah Division of Water Quality (DWQ) conducted an evaluation of Centerville's municipal separate storm sewer system (MS4) program pursuant to 40 CFR 122.41(I) and Centerville's Utah Pollutant Discharge Elimination System (UPDES) Permit. The purpose of the program evaluation is to determine Centerville's overall success and effectiveness in meeting the conditions and requirements contained in the City's UPDES Permit. As part of the evaluation, DWQ interviewed various City employees, reviewed City files and ordinances, and conducted field inspections. Based on the evaluation, the DWQ recommends some minor amendments to the City's Stormwater Ordinance as set forth in Title 16. These recommended amendments are set forth in the attached Ordinance No. 2015 -11. Staff recommends approval of Ordinance No. 2015-11 in order to comply with DWQ recommendations.

ATTACHMENTS:

Description

- City Engineer recommendation to terminate warranty - Chitose Johnson Subdivision
- Ordinance No. 2015-11

Marsha Morrow

From: kevin campbell <kevin.campbell@esieng.com>
Sent: Wednesday, June 10, 2015 12:03 PM
To: Steve Thacker
Cc: Marsha Morrow; Maple Hills Realty
Subject: Chitose Johnson Subd - BR#4 (End Warranty)
Attachments: Bond Reduction #4 (End Warranty)_6-10-15.pdf

Steve -

The attached bond reduction and end of warranty is recommended for the Chitose Johnson Subdivision.

Let me know if additional info is needed.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

ORDINANCE NO. 2015-11

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 16 OF THE CENTERVILLE CITY ORDINANCES REGARDING STORMWATER MANAGEMENT AND POLLUTION CONTROL

WHEREAS, the federal government has enacted the Federal Water Pollution Control Act, as set forth in 33 U.S.C. §§ 1251, *et seq.*, also known as the Clean Water Act, for the purpose and goal of restoring and maintaining the chemical, physical and biological integrity of the nation's waters; and

WHEREAS, pursuant to the Clean Water Act, the federal government has adopted the National Pollutant Discharge Elimination System ("NPDES") that regulates point source discharges of pollutants into waters of the United States; and

WHEREAS, the State of Utah has also adopted statutes and regulations regarding the protection, maintenance and enhancement of the quality of Utah's surface and underground waters, including, but not limited to, adoption of the Utah Pollutant Discharge Elimination System ("UPDES"), as set forth in the *Utah Administrative Code* R317-8; and

WHEREAS, the City operates and maintains a storm drain system qualifying as a municipal separate storm sewer system (MS4) subject to the Phase II regulations of the NPDES stormwater program and the UPDES stormwater program; and

WHEREAS, in order to comply with applicable state and federal regulations regarding stormwater management and pollution control, the City Council has previously adopted the City Stormwater Ordinance as set forth in Title 16 of the Centerville Municipal Code; and

WHEREAS, the Utah Division of Water Quality (DEQ) recently conducted an evaluation of the Centerville City MS4 program pursuant to 40 CFR 122.41(i) and Centerville City's Utah Pollutant Discharge Elimination System (UPDES) Permit No. UTR090009, and based on such evaluation, recommends a few amendments to the City's Stormwater Ordinance; and

WHEREAS, the City Council finds that the proposed amendments to the City's Stormwater Ordinance, as recommended by the DEQ, will help bring Centerville's MS4 program and regulations into compliance with DEQ requirements and will help protect the health, safety and welfare of Centerville City, its inhabitants, and the environment by improving the City's storm drain system, managing and controlling stormwater run-off, protecting property, and preventing polluted waters from entering the City's storm drain system and other receiving waters; and

WHEREAS, the City Council desires to adopt the amendments to Title 16, as more particularly set forth herein, pursuant to its authority to create ordinances necessary to preserve the health and safety of the City and its inhabitants under *Utah Code Ann.* § 10-8-84.

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

Section 1. **Amendment.** Section 16-04-030 of the Centerville City Municipal Code prohibiting the discharge of polluted waters into the City's storm drain system is hereby amended to read in its entirety as follows:

16-04-030. No Polluted Waters.

The only substance allowed to be discharged under this Title into the City's storm drain system is stormwater, surface drainage, subsurface drainage, ground water, or roof run-off~~, or non-polluted~~ water. Such water may be discharged only into City storm drain system facilities which have adequate capacity for the accommodation of such water. Such discharged water shall comply with the terms and provisions of this Title and the City's stormwater quality standards.

Section 2. **Amendment.** Section 16-04-140 of the Centerville City Municipal Code prohibiting the illicit discharge of polluted waters into the City's storm drain system is hereby amended to read in its entirety as follows:

16-04-140. Illicit Discharges.

(a) No person or entity shall discharge or cause to be discharged into the City's storm drain system or watercourses any materials, including, but not limited to, pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards.

(b) The commencement, conduct or continuance of any illicit discharge to the City's storm drain system is prohibited except as described as follows:

(1) Water line flushing or other potable water sources;

(2) Landscape irrigation or lawn watering;

(3) Approved diverted stream flows;

(4) Ground water infiltration to storm drains;

(5) Air conditioning condensation;

(6) Natural riparian habitat or wetland flows;

(7) Emergency fire ~~Fire~~ fighting activities~~, and any other water source not containing pollutants~~;

(8) Swimming pools (only if dechlorinated in accordance with federal regulations to less than 0.4 PPM chlorine); or

(9) Discharges specified in writing by the Public Works Director as being necessary to protect public health and safety.

(c) Dye testing is an allowable discharge, but requires a written notification to the Public Works Director five (5) business days prior to the time of the test.

(d) The prohibitions set forth in this Section shall not apply to any non-stormwater discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system by the City.

(e) The prohibitions set forth in this Section expressly include, without limitation, connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. The prohibition also expressly includes, without limitation, connections of sanitary sewer lines to the storm drain system.

(f) No person or entity shall install drainage outlets into curbsides unless approved by the City Engineer or Public Works Director. Approval shall be granted in limited circumstances and must be based on a showing of good cause.

Section 3. **Amendment.** Section 16-05-050 of the Centerville City Municipal Code regarding stop work orders or revocation of permits is hereby amended to read in its entirety as follows:

16-05-050. Stop-Work Order; Revocation of Permit.

In the event that any person holding a Stormwater Permit pursuant to this Title fails to complete the work required under the Permit, fails to comply with all the requirements, conditions and terms of the Permit, or violates the terms of the Permit the City may suspend or revoke the Stormwater Permit and/or the applicable site development permit and issue a stop work order as is necessary to eliminate any danger to persons or property and to leave the site in a safe condition. The City may also authorize completion of all necessary temporary or permanent erosion control or stabilization measures, including use of bond. The Permittee shall be liable to the City for all costs and expenses that may be incurred or expended by the City in bringing the property into compliance with the requirements of the Permit and any collection costs, including legal fees, incurred by the City. The City may ~~May~~ recover these costs through appropriate legal action. The City may also suspend or revoke or issue a stop work order for any development, site work, or other activity conducted in violation of the terms and conditions of this Title. Any person issued a stop work order due to violations of this Title shall be liable to the City for all costs and expenses incurred by the City in bringing the property or work into compliance with the terms of this Title, including any collection costs and attorney's fees incurred by the City.

Section 4. **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 5. **Effective Date.** This Ordinance shall become effective on July 1, 2015, subject to publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE, STATE OF UTAH, ON THIS 16th DAY OF JUNE, 2015.

ATTEST: **CENTERVILLE CITY**

_____ By: _____

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

Voting by the City Council:

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

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

_____ DATE: _____

MARSHA L. MORROW, City Recorder

RECORDED this ____ day of _____, 20____.

PUBLISHED OR POSTED this ____ of _____, 20____.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 5.

Short Title: Financial Report for period ending May 30, 2015

Initiated By:

Scheduled Time: 7:55

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Interim report

General Fund
Unaudited Summary
May 31, 2015

	This Month	Year to Date	FY 15 Budget	92% % Budget
Revenues				
Property Tax	$4,987	$1,052,514	$1,006,835	104.54%
Fee in Lieu	$7,754	$81,649	$93,000	87.79%
Sales & UseTax	$305,539	$3,236,213	$3,662,000	88.37%
Franchise Taxes	$129,863	$1,023,143	$1,330,000	76.93%
Licenses & Permits	$14,579	$195,588	$356,350	54.89%
Intergovernmental	$88,352	$541,153	$556,655	97.22%
Charges for Services	$78,435	$732,249	$941,175	77.80%
Fines	$29,789	$489,407	$492,000	99.47%
Miscellaneous	$2,440	$16,763	$50,750	33.03%
Transfers/Contributions	$24,214	$170,854	$156,200	109.38%
Total	$685,952	$7,539,533	$8,644,965	87.21%
Expenditures				
City Council	$7,652	$73,502	$103,817	70.80%
Judicial	$15,605	$186,695	$216,568	86.21%
Executive	$30,468	$355,114	$387,113	91.73%
Attorney	$11,060	$130,118	$151,565	85.85%
Finance	$42,039	$481,927	$510,478	94.41%
Attorney Services	$1,525	$21,594	$33,000	65.44%
Emergency Management	$5,831	$13,870	$10,000	138.70%
Fire	$0	$822,340	$822,340	100.00%
Elections	$0	$0	$0	0.00%
Youth Council	$0	$6,363	$7,000	90.90%
Police	$173,298	$2,037,197	$2,318,757	87.86%
Liquor Law	$902	$14,911	$19,650	75.88%
School Xing	$6,052	$51,481	$54,650	94.20%
DARE	$5,620	$62,306	$103,830	60.01%
K-9	$139	$1,443	$7,250	19.90%
Animal Control	$1,724	$17,836	$22,000	81.07%
PW Admin	$21,205	$259,013	$288,584	89.75%
Streets	$44,252	$529,740	$669,709	79.10%
Street Projects	$7,732	$413,652	$926,946	44.63%
GIS	$6,072	$79,242	$96,988	81.70%
Engineering	$836	$137,427	$175,000	78.53%
Parks	$74,509	$669,461	$815,241	82.12%
Community Events	$0	$36,103	$43,650	82.71%
Parks & Rec Facility	$724	$7,304	$10,526	69.39%
Maint Facility	$969	$34,682	$36,500	95.02%
Maint Facility Storage	$1,265	$5,198	$6,160	84.38%
City Hall	$12,204	$138,457	$203,410	68.07%
Community Dev.	$22,154	$252,223	$297,073	84.90%
Building Inspection	$3,583	$50,419	$82,980	60.76%
Transfers - Non Dep.	$0	$39,000	$197,410	19.76%
UTOPIA -Pledges	$0	$274,876	$274,876	100.00%
UIA Assessment	$0	$20,840	$20,840	0.00%
Total	$497,420	$7,224,334	$8,913,911	81.05%

Use/Contribtion to Fund balance (Revenues Over/Under Expenditures)	$ 315,199	$ (268,946)

Fund Balance at Beginning of Year	$1,317,015
Fund Balance estimate 5/31/2015	$1,632,214
Projected Fund Balance %	**20.64%**

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

Capital Projects
Unaudited Summary
May 31, 2015

	This Month	Year to Date	FY 15 Budget	92% % Budget
Capital Improvement				
Storm Drain				
Revenues:				
Fund Balance			$51,283	
Impact Fees	$0	$52,523	$25,000	210.09%
Grants	$0	$0	$0	0.00%
Other	$92	$846	$75	1128.00%
Total Revenues	$92	$53,369	$76,358	69.89%
Expenditures	$0	$10,044	$226,358	4.44%
Fund Balance at Beginning of Year		$57,649		
Fund Balance estimate 5/31/2015		$100,974		
Park				
Revenues:				
Fund Balance			$354,172	
Impact Fees	$2,057	$14,399	$75,000	19.20%
Transfer	$0	$0	$0	0.00%
Grants	$0	$0	$0	0.00%
Other	$0	$0	$400	0.00%
Total Revenues	$2,057	$14,399	$429,572	19.10%
Expenditures	$28,064	$403,635	$338,861	119.12%
Fund Balance at Beginning of Year (est.)		$336,463		
Fund Balance estimate 5/31/2015		-$52,773		
Capital Projects Fund				
Revenues:				
Fund Balance				
Transfers - General	$37,081	$274,876	$274,876	100.00%
RDA additional increment	$160,000	$160,000	$160,000	100.00%
Other	$0	$0	$100	0.00%
Total Revenues	$197,081	$434,876	$434,976	99.98%
Expenditures				
UTOPIA Pledge	$37,081	$370,810	$444,976	83.33%
Projects			$0	0.00%
Total Expenditures	$37,081	$370,810	$444,976	83.33%
Balance at Beginning of Year		$42,496		
Fund Balance estimate 5/31/2015		$106,562		

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

RDA/Special Revenue
Unaudited Summary
May 31, 2015

	This Month	Year to Date	FY 15 Budget	92% % Budget
RDA				
Revenues	$33,646	$1,835,585	$1,847,000	99.38%
Expenditures	$125,126	$1,289,175	$1,847,000	69.80%
Fund Balance at Beginning of Year		$260,978		
Fund Balance estimate 5/31/2015		$807,388		
Recreation				
Revenues				
Recreation	$54,665	$68,706	$87,000	78.97%
Youth Baseball	$2,311	$34,791	$31,000	112.23%
Concession Sales	$6,698	$11,534	$23,635	48.80%
Other	$0	$130	$39,000	0.33%
Total Revenues	$63,674	$115,161	$180,635	63.75%
Expenditures				
Recreation	$7,987	$67,748	$127,320	53.21%
Concessions	$4,861	$7,738	$23,635	32.74%
Youth Baseball/Softball	$2,311	$17,408	$28,425	61.24%
Total Expenditures	$15,159	$92,894	$179,380	51.79%
Revenue Over/Under Expend	$ 48,515	$ 22,267	$ 1,255	
Balance at Beginning of Year (est.)		$22,088		
Fund Balance estimate 5/31/2015		$44,355		
Sales Tax Debt Service (DCAC)				
Revenues	$0	$1,579,060	$1,623,888	97.24%
Expenditures	$0	$1,623,888	$1,623,888	100.00%
Reserved Fund Balance		$44,828		
Fund Balance estimate 5/31/2015		$0		
Whitaker Trust				
Beginning fund balance			$24,679	
Revenues	$377	$28,980	$69,264	41.84%
Expenditures	$2,002	$21,381	$69,264	30.87%
Fund Balance at Beginning of Year		$24,565		
Fund Balance estimate 5/31/2015		$32,164		

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

Enterprise Funds
Unaudited Summary
May 31, 2015

	This Month	Year to Date	FY 15 Budget	92% % Budget
Water				
Revenues:				
Impact/construction Fees	$2,534	$291,995	$230,000	126.95%
Water Sales	$154,311	$1,725,292	$1,861,500	92.68%
Bond Revenue	$0	$0	$468,000	0.00%
Other	$1,289	$49,173	$66,500	73.94%
Total Revenues	$158,134	$2,066,460	$2,626,000	78.69%
Expenditures				
Operating/Dep/Debt	$87,433	$1,395,636	$1,935,345	72.11%
Capital Improvement	$34,212	$508,996	$740,130	68.77%
Total Expenditures	$121,645	$1,904,632	$2,675,475	71.19%
Unresrestricted Cash Beginning of Year		$1,520,844		
Fund Balance estimate 5/31/2015		$1,682,672		
Sanitation				
Revenues:				
Collection Fees	$57,834	$635,318	$697,400	91.10%
Recycling fees	$14,572	$159,538	$167,885	95.03%
Green Waste fees	$7,431	$79,222	$80,000	99.03%
Other	$140	$1,470	$7,470	19.68%
Total Revenues	$79,977	$875,548	$952,755	91.90%
Expenditures:				
Disposal	$28,094	$280,542	$311,000	90.21%
Collection	$20,826	$230,687	$268,000	86.08%
Recycling	$14,842	$143,062	$164,000	87.23%
Green Waste Disposal	$3,021	$30,066	$33,000	91.11%
Other	$9,932	$122,025	$185,325	65.84%
Total Expenditures	$76,715	$806,382	$961,325	83.88%
Unresrestricted Cash Beginning of Year		$20,170		
Fund Balance estimate 5/31/2015		$89,336		
Drainage				
Revenues	$49,134	$523,773	$594,100	88.16%
Operating Expenditures	$25,427	$365,414	$648,054	56.39%
Capital Expenditures	$14,001	$310,740	$7,600	4088.68%
Total Expenditures	$39,428	$676,154	$655,654	103.13%
Unresrestricted Cash Beginning of Year		$387,083		
Fund Balance estimate 5/31/2015		$234,702		
Telecommunications				
Revenues:				
Connection Fees	$26,682	$263,794	$275,000	95.93%
Transfers - GF	$0	$20,840	$20,840	100.00%
Total Revenues	$26,682	$284,634	$295,840	96.21%
Expenditures:				
Utility Service charges	$24,600	$176,095	$261,250	67.40%
UIA operating assessment	$0	$62,513	$62,513	100.00%
Operating service charge	$1,214	$7,268	$13,750	52.86%
Total Expenditures	$25,814	$245,876	$337,513	72.85%
Unresrestricted Cash Beginning of Year		$2,588		
Fund Balance estimate 5/31/2015		$41,346		

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

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 6.

Short Title: FY 2015 Budget

Initiated By:

Scheduled Time: 8:05

SUBJECT

a. Public hearing re amendments
b. Consider Resolution No. 2015-07 Amending FY 2015 Budget of Funds

RECOMMENDATION

a. Receive public comments on the proposed amendments to the FY 2015 Budget.

b. After public comment approve Resolution No. 2015-08 amending FY 2015 Budget.

BACKGROUND

A number of amendments to the FY 2015 Budget are needed. These are explained in the attached notes from Blaine Lutz, and can be further explained at the meeting.

ATTACHMENTS:

Description

- Resolution No. 2015-07
- Exhibit A to Resolution Amending FY 2015 Budget

RESOLUTION NO. 2015-07

A RESOLUTION AMENDING THE FISCAL YEAR 2014-2015 BUDGET OF FUNDS AND ACCOUNTS FOR CENTERVILLE CITY AND GIVING AN EFFECTIVE DATE.

WHEREAS, in order to conform with the Utah State Code and Accounting Procedures as outlined in the Uniform Accounting Manual, it is necessary to amend the City budget which states revenues and expenditures for the Fiscal Year ending June 30, 2014.

NOW THEREFORE, be it resolved by the City Council of Centerville City, Utah, as follows:

Section 1. Amendment. That the Fiscal Year 2014-2015 Budget be amended, including all funds and accounts, as shown in the Budget format attached and dated June 16, 2015.

Section 2. Effective Date. This Resolution shall become effective June 16, 2015.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, on this 16TH day of June, 2015.

CENTERVILLE CITY

By:_____
Mayor

ATTEST:

I hereby certify that the above-mentioned Resolution, entitled "A Resolution Amending the Fiscal Year 2014-2015 Budget of Funds and Accounts for Centerville City and Giving an Effective Date,@ is a true and accurate copy, including all attachments of the Resolution passed on Tuesday, the 16th of June, 2015.

_____
Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. 910-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

_____ DATE: _____

MARSHA L. MORROW, City Recorder

EFFECTIVE DATE: _____ day of _____, 20____.

FY 2015 General Fund
Revenues & Expenditures
Third
Proposed Amended Budget
June 16 ,2015

	2014/15 Amended Approved	2014/15 Proposed	Adjustment	note
Revenues				
Property Tax/Fee in Lieu	$1,099,835	$1,099,835	$0	
Property tax increment - RDA	$0	$129,011	$129,011	1
Sales Tax	$3,662,000	$3,662,000	$0	
Franchise Taxes	$1,330,000	$1,330,000	$0	
Licenses & Permits	$356,350	$356,350	$0	
Intergovernmental	$556,655	$564,155	$7,500	2
Charges for Services	$941,175	$941,175	$0	
Fines	$492,000	$492,000	$0	
Miscellaneous	$50,750	$50,750	$0	
Contributions & Transfers	$156,200	$180,030	$23,830	3
Total General Fund Revenues	$8,644,965	$8,805,306	$160,341	
Use of Designated Fund Balance				
Use of Undesignated Fund Balance/Other Proceeds	$268,946	$334,774	$65,828	4
Total Sources of Revenues	$8,913,911	$9,140,080	$226,169	
Expenditures				
City Council	$103,817	$97,317	-$6,500	1
Justice Court	$216,568	$216,568	$0	
Executive	$387,113	$387,113	$0	
Attorney	$151,565	$151,565	$0	
Finance	$510,478	$510,478	$0	
Legal	$33,000	$33,000	$0	
Emergency Management	$10,000	$17,500	$7,500	2
Elections	$0	$0	$0	
Youth Council	$7,000	$7,000	$0	
Police	$2,318,757	$2,342,587	$23,830	3
Liquor Law	$19,650	$19,650	$0	
School Crossing	$54,650	$54,650	$0	
DARE	$103,830	$103,830	$0	
K-9	$7,250	$7,250	$0	
Animal Control	$22,000	$22,000	$0	
Fire	$822,340	$822,340	$0	
Public Works Administration	$288,584	$288,584	$0	
Streets	$669,709	$669,709	$0	
Street Projects	$926,946	$611,546	-$315,400	4
Other Improvement Projects	$0	$0	$0	
GIS	$96,988	$96,988	$0	
Engineering	$175,000	$175,000	$0	
Parks	$815,241	$812,241	-$3,000	5
Community Events	$43,650	$50,150	$6,500	6
City Hall	$203,410	$206,410	$3,000	7
Parks & Recreation Facility	$10,526	$10,526	$0	
Public Works Facility	$36,500	$36,500	$0	
Public Works Storage	$6,160	$6,160	$0	
Community Development	$297,073	$297,073	$0	
Building Inspection	$82,980	$82,980	$0	
Transfers/Other	$493,126	$1,003,365	$510,239	8
Total General Fund Expenditures	$8,913,911	$9,140,080	$226,169	
Use of Fund Balance				
Sources Over (Under) Expenditures	$0	$0	$0	

General Fund
Third Proposed Amended Budget Notes
FY 2015

Revenues

Note#	1	City portion of Tax increment	$129,011	State Code change in accounting
Note#	2	EMPG grant	$7,500	Record grant
Note#	3	Police grants	$23,830	Various Grants
Note#	4	Fund balance	$65,828	Parks CIF loan - will be repaid
Total Sources of Funds			**$226,169**	

Expenditures

Note#	1	Council contingency	-$6,500	Centennial flags donation
Note#	2	Emergency management	$7,500	Expense grant
Note#	3	Police capital - grants	$23,830	Expense grants
Note#	4	Street projects budget	-$315,400	
Note#	5	Parks PT wages	-$3,000	PT savings
Note#	6	Centennial celebration	$6,500	Expense flags donation
Note#	7	Building maintenance wages	$3,000	Additional budget due to illness
Note#	8	Tranfer of Tax increment to RDA	$129,011	State Code change in accounting
		Loan to Park CIF	$65,828	Will be repaid from IF
		Transfer to Capiital Improvement Fund	$315,400	Streets
Total Expenditure Adjustment			**$226,169**	
Revenue over/under expenditures			*$0*	

FY 2015 Other Funds
Revenues & Expenditures
Third Proposed Amended Budget
6/16/2015

	2014/15 Approved	2014/15 Amended	Adjustment	Note
Parks Capital Improvement Fund				
Fund balance	$263,461	$354,172	$90,711	
Impact Fees	$75,400	$15,000	-$60,400	
Developer bond	$0	$21,435	$21,435	
Loan General Fund	$0	$65,828	$65,828	
Total	$338,861	$456,435	$117,574	
Expenditures	$338,861	$456,435	$117,574	
Revenue Over/Under Expenditures	$0	$0	$0	
Capital Improvement Fund				
Transfer GF - UTOPIA	$274,876	$274,876	$0	
Transfer RDA - UTOPIA	$170,000	$170,000	$0	
Transfer GF - Streets	$0	$315,400	$315,400	
Interest	$100	$100	$0	
Total	$444,976	$760,376	$315,400	
UTOPIA Pledges	$444,976	$444,976	$0	
Street projects	$0	$315,400	$315,400	
Total	$444,976	$760,376	$315,400	
Revenue Over/Under Expenditures	$0	$0	$0	

Revenues:

1) **Property tax increment - RDA** - Changes in accounting standards by the State Auditor requires cities to consider the portion of tax increment generated from the City's tax rate be accounted for as revenue to the General Fund and a transfer to the RDA. $129,011 is the estimated amount generated from the combination of the Parrish Lane Gateway project area, additional increment from the Parrish Lane Gateway project areas and the Legacy Crossing project area. The RDA has not triggered the Barnard Creek project area and is not receiving increment yet.

2) **EMPG Grant** - The Police department received a EMPG for emergency management.

3) **Police Grants** - The Police department has received various state and private grants for equipment during the year.

4) **Fund Balance** - The Parks Capital Improvement fund will have a deficit balance at June 30th, if the General Fund does not loan that fund $65,828. State Law does not allow a governmental fund to have a negative balance. The Park Development fees have been below anticipated amounts the last two years. Revenues are expected to increase in FY 2016, with the Legacy Trails project. New Development Fees will repay this loan.

Expenditures:

1) **Council contingency** - The Council agreed to pay $6,500 of the expenses for the Centennial flags from contingency. (see note #6)

2) **Emergency management** - Budget expense to EMPG grant. (See revenues #2)

3) **Police capital** - See revenue note #3.

4) **Street Projects** - Reduction in this years street project budget as this fiscal year's contract projects will not be finished until after June 30. This amount will be transferred to the Capital Improvement Fund to be expended in FY 2016.

5) **Parks part time wages** - The Parks department has identified some budgeted savings from part time wage expense. (See note #7)

6) **Centennial Celebration** - Expense Centennial flag contribution. (see note #1)

7) **Building maintenance wages** - The building maintenance wages will exceed existing budget due to the medical condition of the mainte employee during the year. (See note #5)

8) **Transfer of tax increment to RDA** - See revenue note #1.

8) **Transfer to Park CIF** - See revenue note #4.

8) **Transfer of street project budget to Capital Improvement Fund**. (See note #4)

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 7.

Short Title: FY 2016 Budget

Initiated By:

Scheduled Time: 8:15

SUBJECT

a. Continue public hearing from June 9 on FY 2016 Tentative Budget
b. Adopt Certified Tax Rate - Consider Resolution No. 2015-08
c. Approve Ordinance No. 2015-12 adopting compensation plan for employees, including appointed employees
d. Adopt Resolution No. 2015-09 approving compensation for Justice Court Judge
e. Consider Resolution No. 2015-10 increasing culinary water rates by 5%
f. Discuss other budget issues
g. Adopt Centerville City FY 2016 Budget of Funds - Consider Resolution No. 2015-11

RECOMMENDATION

a. Continue public hearing from the June 9 meeting to receive comment re FY 2016 Tentative Budget.
b. Adopt Resolution No. 2015-08 re Certified Tax Rate.
c. Approve Ordinance No. 2015-12 approving the compensation plan for employees, including appointed employees.
d. Adopt Resolution No. 2015-09 approving compensation for Justice Court Judge.
e. Adopt Resolution No. 2015-10 increasing culinary water rates by 5%.
f. Discuss other budget issues.
g. Adopt Resolution No. 2015-11 approving Centerville City FY 2016 Budget of Funds.

BACKGROUND

These actions are required as part of the process of adopting the Final Budget for FY 2016. The employee compensation plan (item c), Justice Court Judge salary (item d) and culinary water rate increase (item e) were discussed in an earlier work session. A public hearing on the Tentative Budget as well as the compensation of appointed officials, including the Justice Court Judge, is required by State law. The public hearing began in a special city council meeting held June 9 and is continued to the June 16 meeting.

A public hearing is not required for the culinary water rate increase, but staff recommends public comment be allowed on this matter as well. The 5% rate increase is intended to offset the impact of inflation on O&M costs since the last rate increase two years ago, and will moderate any additional increase needed when staff complete the update of the water main replacement plan--and related financial analysis--during the next year. Resolution No. 2015-10 increasing water rates is attached; however, staff are still preparing the detailed exhibit that will show the exact amounts for base rates and gallonage rates for each meter size. This will be attached when available.

During the special city council meeting held June 9, council members identified a couple of budget issues that require additional staff work. That information is still being prepared and will be added to this report when available.

The public can view the Tentative Budget detail on the City's website: www.centervilleut.net.

ATTACHMENTS:

Description

- Resolution No. 2015-08 - Certified Tax Rate

- Certified Tax Rate
- Proposed Ordinance No. 2015-12 re Compensation
- Res No. 2015-09 - Justice Court Judge Compensation
- Resolution No. 2015-10 - increasing water rates
- Resolution No. 2015-11 - Adopting FY 2016 Budget

RESOLUTION NO. 2015-08

A RESOLUTION SETTING THE 2015 PROPERTY TAX RATE FOR THE GENERAL FUND FOR CENTERVILLE CITY.

WHEREAS, in order to comply with State Law as contained in the Utah Code Annotated, Section 10-6-133, it is necessary to establish a tax rate for the General Fund.

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

Section 1. Enactment. That the 2015 tax rate (for FY 2016) for the General Fund be set as follows:

Purpose of Tax Rate	Tax Rate	Apportionment
General Fund	0.001088	$956,826

Section 2. Effective Date. This Resolution shall become effective upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, on this 16th day of June, 2015.

CENTERVILLE CITY

BY:_____
Mayor Paul A. Cutler

ATTEST:

_____
Marsha L. Morrow, City Recorder

I hereby certify that the above Resolution entitled "A Resolution Setting the 2015 Real and Personal Property Tax Rate for the General Fund for Centerville City, Utah," is a true and accurate copy of the resolution passed on the 16th day of June, 2015.

_____
Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. 910-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

_____ DATE: _____

MARSHA L. MORROW, City Recorder

EFFECTIVE DATE: _____ day of _____, 20____.

County 06_DAVIS ▼ Entity 3020_CENTERVILLE ▼ Tax Year 2015 ▼

Tax Rate Summary
(693) CTY
Preliminary Data

Certified Rates set by Auditor	Proposed Rates set by Entity	Proposed Rates Approved by County	Approved by State OK to Print	Rates Finalized

Truth In Taxation | Save

	Current	Prior Year End	CY - PYE	% Change	Certified Tax Rate Value Adjustments		Value Adj	
Real	1,005,401,058	942,632,818	62,768,240	6.66%	BOE Adjustment	11,020,515	Reapprasial	17,453,861
Personal*	43,215,196	43,997,874	-782,678	-1.78%	CY Value Adj by BOE	924,748,760	Factoring	0
Central	37,253,640	34,631,293	2,622,347	7.57%	5 Year Avg Coll Rate CY/PYE	95.1 / 94.98	Legislative Adj	0
Total Value	**1,085,869,894**	**1,021,261,985**	64,607,909	6.33%	Proposed Tax Rate Value	879,436,071	**Total Value Adj**	**17,453,861**
CDRA R/CA	144,126,950	94,864,673	49,262,277	51.93%			**Annex Adj**	
CDRA Personal*	5,973,669	4,309,055	1,664,614	38.63%	New Growth: Calculated	-3,772,843	Annex In	0
Total CDRA	**150,100,619**	**99,173,728**	50,926,891	51.35%	5 Year Avg Coll Rate CY	95.1	Annex Out	0
Semiconductor*	0	0	0	0.00%	New Growth: CTR Calculation	0	**Accounting Period**	
Total Value-CDRA-SCME	**935,769,275**	**922,088,257**	13,681,018	1.48%	Certified Tax Rate Value	879,436,071	Cycle	Fiscal

* "Personal" and "CDRA Pers" show Year-End values only and are one year earlier than Real and Centrally Assessed values.

NOTES

Budget Code	Budget Name		Date of Election	Rate Limit	Code from Utah Annotated	Maximum By Law	Calculated Certified Tax Rate	Auditor's Certified Tax Rate	Proposed Tax Rate	Auditor's Certified Rate Revenue	Requested Revenue
10	General Operations				§10-6-133	.007	0.001088	0.001088		956,826	
190	Discharge of Judgement				§59-2-1328 & 1330	Sufficient	0.000000			0	
	Total Tax Rate	C					0.001088	0.001088		956,826	

Proposed Ordinance re Compensation Plan—for consideration at
June 16, 2015 City Council Meeting

ORDINANCE NO. 2015-12

AN ORDINANCE AMENDING AND ADOPTING THE CENTERVILLE CITY SALARYADMINISTRATION 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 2016 effective with the payroll period beginning July 5, 2015;

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 2016" is hereby adopted in its entirety as set forth in Exhibit "A," attached hereto and incorporated herein by this reference, for the Fiscal Year 2016, effective with the payroll period beginning July 5, 2015.

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 2016.

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 2016 effective with the payroll period beginning July 5, 2015.

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 16th DAY OF JUNE, 2015.

CENTERVILLE CITY

ATTEST:

_____ _____

Marsha L. Morrow, City Recorder Mayor

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. 9 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 _____ day of _____, 20___.

EXHIBIT "A"

CENTERVILLE CITY SALARY ADMINISTRATION GUIDELINES – FY 2016

CENTERVILLE CITY
SALARY ADMINISTRATION GUIDELINES – FY 2016

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 2015 will be increased for FY 2016 by 1.0 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 2016 (effective with the payroll period beginning July 5, 2015), 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
7/5/2015

Grade	First Quartile Min			Second Quartile Midpoint			Third Quartile			Fourth Quartile MAX		
1	$10.53	to	$11.72	$11.73	to	$12.90	$12.91	to	$14.09	$14.10	to	$15.27
2	$11.06	to	$12.31	$12.32	to	$13.55	$13.56	to	$14.80	$14.81	to	$16.04
3	$11.63	to	$12.94	$12.95	to	$14.25	$14.26	to	$15.55	$15.56	to	$16.86
4	$12.22	to	$13.59	$13.60	to	$14.97	$14.98	to	$16.34	$16.35	to	$17.72
5	$12.83	to	$14.27	$14.28	to	$15.71	$15.72	to	$17.16	$17.17	to	$18.60
6	$13.48	to	$15.00	$15.01	to	$16.51	$16.52	to	$18.03	$18.04	to	$19.55
7	$14.17	to	$15.76	$15.77	to	$17.35	$17.36	to	$18.95	$18.96	to	$20.54
8	$14.88	to	$16.56	$16.57	to	$18.23	$18.24	to	$19.91	$19.92	to	$21.58
9	$15.63	to	$17.39	$17.40	to	$19.15	$19.16	to	$20.91	$20.92	to	$22.67
10	$16.42	to	$18.27	$18.28	to	$20.12	$20.13	to	$21.97	$21.98	to	$23.82
11	$17.26	to	$19.20	$19.21	to	$21.14	$21.15	to	$23.08	$23.09	to	$25.03
12	$18.13	to	$20.17	$20.18	to	$22.21	$22.22	to	$24.25	$24.26	to	$26.29
13	$19.04	to	$21.19	$21.20	to	$23.33	$23.34	to	$25.47	$25.48	to	$27.62
14	$20.01	to	$22.26	$22.27	to	$24.51	$24.52	to	$26.76	$26.77	to	$29.01
15	$21.02	to	$23.39	$23.40	to	$25.75	$25.76	to	$28.11	$28.12	to	$30.48
16	$22.09	to	$24.58	$24.59	to	$27.06	$27.07	to	$29.55	$29.56	to	$32.03
17	$23.21	to	$25.82	$25.83	to	$28.43	$28.44	to	$31.04	$31.05	to	$33.65
18	$24.38	to	$27.12	$27.13	to	$29.86	$29.87	to	$32.60	$32.61	to	$35.35
19	$25.61	to	$28.49	$28.50	to	$31.38	$31.39	to	$34.26	$34.27	to	$37.14
20	$26.91	to	$29.94	$29.95	to	$32.97	$32.98	to	$36.00	$36.01	to	$39.03
21	$28.27	to	$31.45	$31.46	to	$34.63	$34.64	to	$37.81	$37.82	to	$40.99
22	$29.70	to	$33.04	$33.05	to	$36.38	$36.39	to	$39.72	$39.73	to	$43.07
23	$31.20	to	$34.72	$34.73	to	$38.23	$38.24	to	$41.74	$41.75	to	$45.25
24	$32.78	to	$36.47	$36.48	to	$40.16	$40.17	to	$43.85	$43.86	to	$47.53
25	$34.45	to	$38.32	$38.33	to	$42.20	$42.21	to	$46.07	$46.08	to	$49.95
26	$36.19	to	$40.27	$40.28	to	$44.34	$44.35	to	$48.41	$48.42	to	$52.48
27	$38.03	to	$42.31	$42.32	to	$46.59	$46.60	to	$50.87	$50.88	to	$55.15
28	$39.96	to	$44.45	$44.46	to	$48.95	$48.96	to	$53.45	$53.46	to	$57.94

Centerville City Salary Schedule
7/5/2015

Grade	First Quartile Min			Second Quartile		Midpoint	Third Quartile			Fourth Quartile		MAX
1	$21,911.51	to	$24,375.10	$24,375.11	to	$26,838.70	$26,838.71	to	$29,302.29	$29,302.30	to	$31,765.89
2	$23,012.88	to	$25,602.07	$25,602.08	to	$28,191.26	$28,191.27	to	$30,780.45	$30,780.46	to	$33,369.64
3	$24,191.54	to	$26,911.15	$26,911.16	to	$29,630.77	$29,630.78	to	$32,350.39	$32,350.40	to	$35,070.00
4	$25,408.84	to	$28,268.55	$28,268.56	to	$31,128.25	$31,128.26	to	$33,987.95	$33,987.96	to	$36,847.66
5	$26,684.12	to	$29,683.91	$29,683.92	to	$32,683.70	$32,683.71	to	$35,683.49	$35,683.50	to	$38,683.28
6	$28,036.68	to	$31,191.05	$31,191.06	to	$34,345.42	$34,345.43	to	$37,499.78	$37,499.79	to	$40,654.15
7	$29,466.53	to	$32,780.31	$32,780.32	to	$36,094.09	$36,094.10	to	$39,407.86	$39,407.87	to	$42,721.64
8	$30,954.35	to	$34,437.20	$34,437.21	to	$37,920.04	$37,920.05	to	$41,402.89	$41,402.90	to	$44,885.74
9	$32,519.46	to	$36,176.20	$36,176.21	to	$39,832.95	$39,832.96	to	$43,489.70	$43,489.71	to	$47,146.45
10	$34,161.85	to	$38,006.99	$38,007.00	to	$41,852.14	$41,852.15	to	$45,697.28	$45,697.29	to	$49,542.42
11	$35,900.86	to	$39,939.23	$39,939.24	to	$43,977.59	$43,977.60	to	$48,015.95	$48,015.96	to	$52,054.32
12	$37,717.16	to	$41,958.41	$41,958.42	to	$46,199.66	$46,199.67	to	$50,440.90	$50,440.91	to	$54,682.15
13	$39,610.75	to	$44,069.37	$44,069.38	to	$48,527.99	$48,528.00	to	$52,986.62	$52,986.63	to	$57,445.24
14	$41,620.27	to	$46,301.10	$46,301.11	to	$50,981.93	$50,981.94	to	$55,662.76	$55,662.77	to	$60,343.59
15	$43,726.40	to	$48,643.93	$48,643.94	to	$53,561.46	$53,561.47	to	$58,478.99	$58,479.00	to	$63,396.52
16	$45,948.47	to	$51,117.19	$51,117.20	to	$56,285.90	$56,285.91	to	$61,454.62	$61,454.63	to	$66,623.34
17	$48,267.14	to	$53,696.71	$53,696.72	to	$59,126.28	$59,126.29	to	$64,555.86	$64,555.87	to	$69,985.43
18	$50,701.76	to	$56,406.67	$56,406.68	to	$62,111.58	$62,111.59	to	$67,816.50	$67,816.51	to	$73,521.41
19	$53,271.62	to	$59,266.37	$59,266.38	to	$65,261.12	$65,261.13	to	$71,255.87	$71,255.88	to	$77,250.62
20	$55,976.75	to	$62,275.82	$62,275.83	to	$68,574.90	$68,574.91	to	$74,873.97	$74,873.98	to	$81,173.05
21	$58,797.81	to	$65,410.87	$65,410.88	to	$72,023.93	$72,023.94	to	$78,636.99	$78,637.00	to	$85,250.06
22	$61,773.44	to	$68,724.65	$68,724.66	to	$75,675.85	$75,675.86	to	$82,627.05	$82,627.06	to	$89,578.25
23	$64,903.66	to	$72,207.49	$72,207.50	to	$79,511.33	$79,511.34	to	$86,815.16	$86,815.17	to	$94,119.00
24	$68,188.45	to	$75,859.41	$75,859.42	to	$83,530.37	$83,530.38	to	$91,201.33	$91,201.34	to	$98,872.29
25	$71,647.15	to	$79,709.38	$79,709.39	to	$87,771.62	$87,771.63	to	$95,833.85	$95,833.86	to	$103,896.09
26	$75,281.27	to	$83,752.45	$83,752.46	to	$92,223.62	$92,223.63	to	$100,694.79	$100,694.80	to	$109,165.97
27	$79,099.73	to	$88,000.59	$88,000.60	to	$96,901.44	$96,901.45	to	$105,802.29	$105,802.30	to	$114,703.15
28	$83,111.88	to	$92,464.20	$92,464.21	to	$101,816.53	$101,816.54	to	$111,168.86	$111,168.87	to	$120,521.19

Annual amounts based on 2080 hours.

RESOLUTION NO. 2015-09

A RESOLUTION FIXING THE COMPENSATION OF THE MUNICIPAL JUSTICE COURT JUDGE OF THE CENTERVILLE CITY JUSTICE COURT.

WHEREAS, pursuant to Section 78-5-129, Utah Code Annotated, 1953, as amended, the City Council has reviewed the compensation paid to the Justice Court Judge of the city; and

WHEREAS, the City Council has determined that an increase in the compensation of the Justice Court Judge is warranted at the present time.

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

Section 1. **Adoption**. Effective July 5, 2015, and until further determination of the City Council, the compensation of the Justice Court Judge presiding over the municipal Justice Court for the City of Centerville shall be $43,322 per year. The Judge may elect to continue participation in the City's employee health insurance plan, and a portion of his compensation may be applied towards the health insurance premium.

Section 2. **Submission Requirement**. A copy of this Resolution shall be furnished to the State Court Administrator as required by law.

Section 3. **Effective Date**. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH on this 16th day of June, 2015.

CENTERVILLE CITY

BY:_____
Paul A. Cutler, Mayor

ATTEST:

_____
Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. 910-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

_____ DATE: _____

MARSHA L. MORROW, City Recorder

EFFECTIVE DATE: _____ day of _____, 20____.

RESOLUTION NO. 2015-10

A RESOLUTION AMENDING THE CENTERVILLE CITY FEE SCHEDULE INCREASING THE CULINARY WATER FEES FOR THE CITY OF CENTERVILLE.

WHEREAS, the City Council considers it necessary and advisable to make adjustments in water rate fees within the city as hereinafter set forth and deems such changes to be in the best interest of the public health and safety.

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

Section 1. Amendment. The City Council hereby amends Sections V.A.1. and V.A.2. of the Centerville City Fee Schedule as more particularly set forth in Exhibit "A," in its entirety, attached hereto and incorporated herein by this reference. Rate increases will be effective June 26, 2015.

Section 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3. Effective Date. This Resolution shall become effective June 16, 2015, and the fees adopted herein shall become effective on June 26, 2015, as shown on Exhibit "A."

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 16TH DAY OF JUNE, 2015.

CENTERVILLE CITY

_____

Mayor Paul A. Cutler

ATTEST:

_____

Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. 9 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 _____ day of _____, 20___.

EXHIBIT "A"

Amendment to Centerville City Fee Schedule Increasing Water Rate Fees

RESOLUTION NO. 2015-11

A RESOLUTION ADOPTING THE FY 2016 BUDGET OF FUNDS AND ACCOUNTS FOR CENTERVILLE CITY, UTAH AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Uniform Fiscal Procedures Act for Utah cities, the City has heretofore adopted a tentative budget setting forth revenues and expenditures for the Fiscal Year ending June 30, 2016; and

WHEREAS, in accordance with law a public hearing has been held on the proposed tentative budget and comments received relating thereto.

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

Section 1. Adoption. That the FY 2016 Budget be hereby adopted, including all funds and accounts as shown in the budget format attached and dated June 16, 2015.

Section 2. Effective Date. This Resolution shall become effective July 1, 2015.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, on this 16th day of June, 2015.

By:_____
Paul A. Cutler, Mayor

_____
Marsha L. Morrow, City Recorder

ATTEST:

I hereby certify that the above-mentioned Resolution is a true and accurate copy, including all attachments of the Resolution passed by the City Council on Tuesday, the 16th of June, 2015.

_____
Marsha L. Morrow, City Recorder

RES2015-11_6-16-2015

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. 910-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

_____ DATE: _____

MARSHA L. MORROW, City Recorder

EFFECTIVE DATE: _____ day of _____, 20____.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 8.

Short Title: Adjourn to RDA meeting

Initiated By:

Scheduled Time: 8:25

SUBJECT

RECOMMENDATION

BACKGROUND

To: South Davis Metro Fire Agency Board of Directors
From: Steve Thacker—Centerville City Manager (and current chair of city managers group)
Date: May 13, 2015
Subject: Issues Relating to Proposed Creation of Special District

S. Thacker

Recently the city managers of the South Davis Metro Fire Agency member cities met to discuss the issues relating to the proposal to create a special district. We discussed ideas for making the special district concept more acceptable to elected and appointed city officials who are concerned about whether there would be adequate constraints on the taxing and spending decisions of a completely independent special district. The city managers are also concerned about how the conversion to a special district would impact the cities' own property tax levies in order to comply with Truth-in-Taxation requirements. Our discussion concluded with the managers group expressing support for three ideas that may help city officials become more comfortable with the concept of a special district: 1) limit the purpose for which a special district is created; 2) initially create the district with a very small property tax levy; and 3) strengthen the role of the city managers in the annual budget process.

I respectfully request the opportunity to address the Board at your May 18 meeting about these suggestions. These ideas have been discussed with Chief Bassett. He has asked a number of questions that merit discussion—particularly regarding the city managers' role in the budget process. If the Board is interested in pursuing these ideas further, I recommend his questions and other details be discussed in a follow up meeting of the city/county managers with Chief Bassett, with a report back to the Board and their subsequent discussion.

Limit the District's Purpose

As was discussed in an earlier work session of the mayors and city managers, the district could be created only for funding capital needs, including issuing bonds and paying debt service. This would leave the operational budget still subject to the current annual process that requires assessments from the member cities and County and, therefore, review by each city council. Capital needs would be primarily facilities related. The replacement of vehicles would still be funded with a combination of annual budget funds, savings at the close of budget years, and using the current General Fund balance of the SDMFA, which has been trending upward for years. This balance should be tapped as appropriate to supplement the annual budgeted amount for the Capital Reserve Fund and the transfer of budget savings at the close of each fiscal year. There may be an occasional exception that could be funded via the special district—such as the replacement of a ladder truck. But otherwise the use of the special district tax levy would be limited to construction/remodeling/repair of fire facilities.

Begin with Small Tax Levy

City managers are concerned about the impact on their respective city's tax levy upon creation of a special district. The intent of creating a special district for facility needs is to provide a new funding source for purposes not funded with current revenue sources. However, when the special district is first created and sets its initial tax levy, member cities will be required under Truth-in-Taxation to reduce their own tax levies to offset that new levy unless they go through the statutory process to avoid that

reduction. As an alternative, a district could be created initially with a very small tax levy that would require only a very small reduction in each city's own tax levy. Then in subsequent years the district could go through its own Truth-in-Taxation process to justify to the taxpayers the need to fund fire facilities—without impact on the cities' own tax levies. This ties the tax levy increase very directly and clearly with the need for fire facilities, and allows one governing body—the special district board—to go through this process instead of the governing bodies of all member entities to avoid impact on their own tax levies. If it would help city councils get more comfortable with the creation of a special district for capital needs, a maximum cap could be established on the tax rate.

City Managers' Role in Budget Process

In the past few years city managers have been involved informally in the fire agency's budget process, at the request of the Board. City managers have been asked to review the fire chief's proposed budget and provide comments to him before he submits it to the Board. Admittedly this has been a relatively cursory review. The city managers' role could be strengthened by requiring the fire chief to submit his "budget request"—for both operational and capital expenditures--to the city managers group for their collective in-depth review, with the chair of that group designated as the "budget officer" for the fire agency. This budget officer would in turn present the "proposed budget" to the Board of Directors of the fire agency. This process would be similar to the process currently followed in each city—i.e. the city manager is designated the budget officer and all departmental budgets are reviewed by the city manager before a "proposed budget" is submitted to the city council.

This concept is suggested as a way to engage the city managers more formally in the budget process, with the intent of providing confidence that the budget proposed to the Board has been thoroughly vetted by those who also have the responsibility of submitting to their respective city councils a budget that includes the fire agency's assessment.

PROPOSED TIME LINE FOR TRANSITION OF THE SOUTH DAVIS FIRE INTERLOCAL AGENCY TO A LOCAL FIRE DISTRICT

The following time line allows time for document transfer, scheduling delays and unforeseen problems. In a best case scenario and with concurrent activities and preparation approximately two months could be saved.

April 1 through June 15, 2015. Due Diligence by Creating Entities

This period would allow for organizational discussions, preparation of the map and legal description that will be needed for the Initial Resolutions and reaching consensus on the proposed district.

June 15 through July1, 2015. Adoption of Resolutions Proposing District Creation (UCA 17B-1-203(1)(d))

by July 15

Each of the creating entities must adopt a resolution proposing the creation of a local district.

August 1 through August 15, 2015 Entities conduct Public Hearings on the Creation of the District (UCA 17B-1-210)

Each entity proposing the District must conduct a public hearing no later than 45 days after the date of the Proposing Resolution's adoption. Entities may join together and conduct joint hearings but a quorum of each participating governing body must be in attendance through the hearing. Hearings may commence no earlier than 6 p.m..

August 15 through September 1, 2015 Entities That Could Provide Fire and Emergency Medical Services in the District Area decline to provide the Service. (UCA 17B-1-212)

Each of the participating entities must decline to provide the service proposed to be provided by the District. This is a pro forma act done through a Resolution of the Governing Body.

August 15 through October 15, 2015 Protest Period Runs. (UCA 17B-1-213)

The protest period commences upon the holding of the last public hearing and runs for sixty days. If sufficient protests are received the process stops; if not, the participating entities can proceed with creating the District

October 15 through November 15, 2015 Resolutions Creating the District are Adopted by the Participating Entities. (UCA 17B-1-213(4).

Each of the participating entities must adopt a Resolution Creating the District. The Resolutions must describe the area included in the District, be accompanied by a map of the boundaries, describe the service(s) to be provided, state the name of the District and describe the process for appointment of the initial board of trustees

(which is described in S.B. 140)

November 15 through December 15, 2015 — Transmit District Creation Documentation to Lt. Governor for Certification, Receive Certification (UCA 17B-1-215 and 67-1a-6.5)

Within ten days after the adoption of the last Resolution the Notice of an Impending Boundary Action and related documents must be filed with the Lt. Governor. After review, the Lt. Governor will issue the Certificate of Incorporation for the District .

December 15 through December 31, 2015 — Record the original Notice of Impending Boundary Action, Certificate of Incorporation, Approved local entity plat and certified copies of the Creating Resolutions (UCA 17B-1-215((a)).

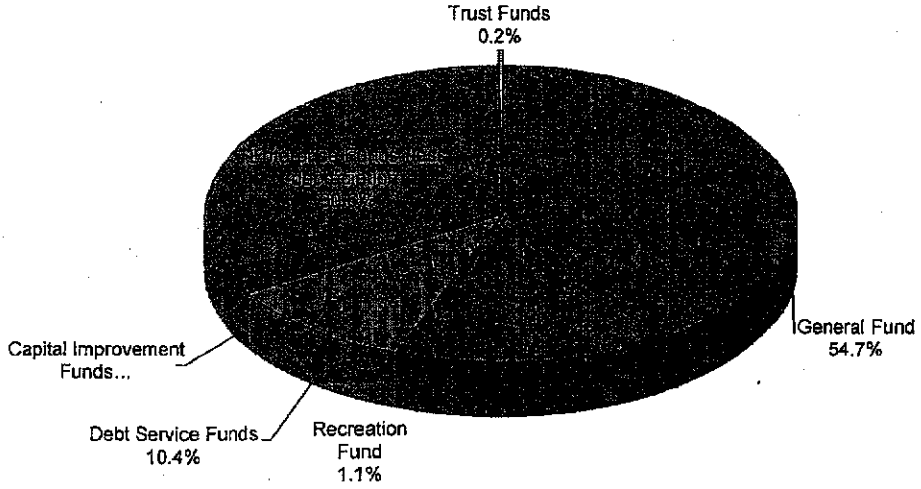
Recording must occur by December 31, 2015, for the District to have property tax authority beginning January 1, 2016.

5T

Fiscal Year 2015-2016
Budget Summary
All Funds
(excluding RDA)

Fund Type	Department Request	Proposed	Adopted
Revenues			
General Fund	$8,747,750	$8,747,750 + 308,197	$0
Recreation Fund	$41,000	$174,000	$0
Debt Service Funds	$1,657,088	$1,657,088	$0
Capital Improvement Funds	$392,822	$392,822	$0
Enterprise Funds	$4,857,207	$4,737,207	$0
Trust Funds	$54,840	$54,840	$0
Total Sources	$15,750,707	$15,763,707	$0
Expenditures			
General Fund	$10,275,687	$8,747,750 + 308,197	$0
Recreation Fund	$172,062	$172,062	$0
Debt Service Funds	$1,657,088	$1,657,088	$0
Capital Improvement Funds	$479,026	$479,026 + 315,400	$0
Enterprise Funds (less depreciation)	$5,043,357	$4,893,857	$0
Trust Funds	$37,680	$37,680	$0
Total Expenditures	$17,664,900	$15,987,463	$0
Revenue over/under expenditures	-$1,914,193	-$223,756	$0

FY 2015/16
Expenditures by Fund
(includes transfers)



CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 10.

Short Title: Consider Resolution No. 2015-12 re Transportation Sales Tax

Initiated By:

Scheduled Time: 8:55

SUBJECT

RECOMMENDATION

Review and revise the attached sample resolution provided by the Utah League of Cities and Towns (ULCT), then adopt the revised resolution and forward to the County Commissioners.

BACKGROUND

HB 362, passed by the 2015 State Legislature, authorizes each county to put on the ballot a 0.25 % local option general sales tax dedicated for transportation purposes. If approved, the cities in the county would receive 40% of the revenue (0.10 %). Davis County Commissioners and mayors of cities within the County have been discussing whether to place this question on the November 2015 ballot. This Resolution would express the desire of Centerville City Council for the County Commissioners to add that question to this year's election ballot.

Prior to or at the June 16 meeting, staff intend to propose some revisions to the attached draft resolution.

If the 0.25% sales tax is approved by the voters, it would generate approximately $300,000 per year for Centerville City –a significant increase in funding available for street maintenance and potentially other transportation related improvements. Current funding in the City's budget for street maintenance is falling far below the amounts needed to keep streets in reasonably good condition, according to the multi-year Streets Maintenance Master Plan.

ATTACHMENTS:

Description

- ULCT Draft HB362 Resolution

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 11.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 9:05

SUBJECT

RECOMMENDATION

Although no topics are showing under this heading, Mayor Cutler may report on some matters.

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 12.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:10

SUBJECT

a. Painting Founders Park Pavilion

RECOMMENDATION

BACKGROUND

The City Manager will report on the decision to repaint the Founders Park Pavilion before the July 4th Celebration, and the source of funding for this expense.

CENTERVILLE

Staff Backup Report
6/16/2015

Item No. 13.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

No topics are currently showing under this heading.

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 14.

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

Initiated By:

Scheduled Time: 9:20

SUBJECT

RECOMMENDATION

The City Manager and Mayor recommend a closed meeting to discuss the replacement of the Police Chief, who is retiring in August.

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No. 15.

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

Initiated By:

Scheduled Time: 9:50

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
6/16/2015

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Monthly Building Report for May 2015
- Los Angeles Gigabit

Steve Thacker
City Manager

Centerville City
Building & Safety Department

655 North 1250 West, Centerville, Utah 84014

Monthly Building Report for May 2015

Construction Type	# of Permits		YTD Structures		Average Home Cost		Construction Valuation	
	Month	YTD	# Units	# Bldgs	Month	YTD	Month	YTD
Single Dwellings	0	3	3	3		226,415.00	-	679,246.00
Duplexes / Town Homes	0	0	0	0			-	-
Apartments	0	0	0	0			-	-
Addition/Alteration/Repair	2	8					179,629.00	363,557.00
Power/Mech	7	34					-	-
Signage	4	14					17,000.00	68,340.00
Commercial/Tenant Finish	5	18					1,269,560.00	2,257,460.00
Detached Structure/Gar	0	4					-	148,389.00
Demolition	0	1					-	2,500.00
Pool	0	1					-	45,000.00
Miscellaneous	5	15					77,800.00	178,230.00
Total Permits Issued:	**23**	**98**				**Total Permitted Valuation:**	**1,543,989.00**	**3,742,722.00**

Building Permit Related Revenues	Monthly May 2015	Monthly YTD 2015	YTD Comparison May 2014	YTD Comparison YTD 2014
BUILDING	14,166.84	39,454.60	26,183.26	58,183.89
PLAN CHECK	7,597.81	16,275.26	13,605.04	28,273.38
ELECTRICAL	132.00	858.00	132.00	528.00
PLUMBING		-	-	-
MECHANICAL	452.00	1,508.00	132.00	1,254.00
GRADING		-	188.00	188.00
STATE SURCHARGE	147.23	417.67	266.35	601.56
WATER DEV.	2,534.00	5,573.00	5,068.00	9,628.00
WATER CONNECTION		12,364.00	-	2,997.81
WATER METER	310.00	975.00	1,840.00	2,340.00
STORM DRAIN		-	-	700.00
FIRE IMPACT	262.65	1,675.65	1,232.91	2,748.91
PARK IMPACT		6,171.00	-	2,057.00
DRIVE APPROACH	65.00	170.00	65.00	100.00
BOND	2,000.00	11,000.00	4,000.00	9,000.00
SPECIAL IMP DIST/REC		-	-	-
ENGINEERING	500.00	500.00	1,000.00	2,000.00
TV INSPECT DRAINS		-	450.00	600.00
LANDSCAPING BOND		-	-	-
Total Permits Issued Revenue:	**[illegible]**	**[illegible]**	**[illegible]**	**[illegible]**

BOB BLUMENFIELD

COUNCILMEMBER, THIRD DISTRICT

FOR IMMEDIATE RELEASE – Planning Purposes Only
June 9, 2015

Contact: Jason Levin, (213) 473-7003 / Cell: (818) 253-1202

****MEDIA ADVISORY****

PLAN TO DEPLOY GIGABIT BROADBAND NETWORK ACROSS LOS ANGELES, INCLUDING FREE WIRELESS ACCESS, SET TO CROSS MAJOR MILESTONE

City Council to Vote on CityLinkLA Request for Participants (RFP)

Los Angeles - CityLinkLA, the city-led initiative to bring world-class, high-speed Internet access to all residents and businesses in the City of Los Angeles, will cross a major milestone as the Council votes to release a Request for Participants (RFP) to identify one or more providers to commit to deploying advanced communications networks citywide. The RFP calls for completion within five years of networks that will provide symmetrical one gigabit download/upload speeds or more to all residences and businesses and provide free wireless. Initiative leaders and supporters will host a media briefing via conference call to deliver the details of the RFP following the City Council vote.

WHAT: **Media briefing via conference call**

WHERE: Conference line: 1-415-655-0003
Access code: 292 730 683

WHEN: Wednesday, June 10, 2015
Noon – 12:30 p.m. PT / 3 – 3:30 p.m. ET

WHO: Los Angeles City Councilmember **Bob Blumenfield**
Peter Marx, Chief Technology Officer, City of Los Angeles
Ted Ross, Interim General Manager, Information Technology Agency

WHY: In today's digital age, access to the Internet is a necessity, not a luxury. Yet as many as 30 percent of City of Los Angeles residents do not have access to broadband or cannot afford it while many businesses and residents pay higher prices for slower speeds when compared to other global cities.

Universal access to high-speed Internet is essential to the City's future, and will drive Los Angeles' entertainment, tech and entrepreneurial activity into the economy of the future. In addition, bridging the digital divide with free wireless service will be invaluable to preparing Los Angeles for the 21st century, ultimately ensuring a smarter, more connected, more livable and safer Los Angeles.

RSVP: To confirm attendance of the conference call, please email CityLinkLA@lacity.org.

# # #